

District of Columbia

Department of Housing and Community Development

Fiscal Year 2027-2031 Consolidated Plan

(October 1, 2027 – September 30, 2031)

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Executive Summary

ES – 05 Executive Summary – 24 CFR 91.200©, 91.220(b)

Introduction

The Consolidated Plan (Con Plan) is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD), for the District of Columbia, (District) because the District receives the following federal resources.

- The **Community Development Block Grant (CDBG) program** is the most flexible funding resource. It can be used for housing and non-housing activities, revitalizing neighborhoods, promoting economic development, improving community facilities, infrastructure, and services in low-and moderate- income communities. CDBG funds assist households earning 80% or less of the uncapped area median income (AMI), or where 51% of a census tract has a population making 80% or less of the uncapped AMI.
- The **HOME Investment Partnerships (HOME) program** supports building, buying, and rehabilitating affordable housing for low-income households (rental and homeownership). HOME may also be used to provide direct rental assistance to low-income households. HOME funds assist households with income equal to or less than 80% of AMI; when used to assist renters, 90% of a jurisdiction's HOME-assisted rental units must be occupied by households with income less than 60% AMI.
- The **“National” Housing Trust Fund (HTF)** supports the acquisition, new production, preservation, rehabilitation, and operation of housing affordable to extremely low-income (ELI) households earning less than 30% AMI.
- The **Emergency Solutions Grant (ESG) program provides** funding for programs and services supporting homeless individuals and families by: engaging homeless individuals to help operate shelters, providing essential services to shelter residents, rapidly re-housing homeless individuals and families, and preventing families and individuals from becoming homeless.
- The **Housing Opportunities for Persons with AIDS (HOPWA) program** grants funds to nonprofit organizations to provide housing and supportive services to individuals and families earning 80% or less of the uncapped AMI, living with HIV and their families. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area (EMA), Currently this includes the District of Columbia, 17 jurisdictions in Northern Virginia, the suburban Maryland counties of Charles, and Prince George's Counties, and Jefferson County, West Virginia. On July 1, 2027, Northern Virginia and West Virginia may move to Virginia's consortium.

The Consolidated Plan is written per 24 CFR 91.1(b), and fulfills four purposes:

1. Planning document for federal funds, based on a participatory process that engages citizens, organizations, businesses and other stakeholders.
2. Application for federal funds under HUD's Community Planning and Development (CPD) formula grant program.
3. A strategy to follow in carrying out HUD's CPD formula grant programs.
4. A management tool for assessing grantee performance and tracking results.

The Con Plan will serve as the District's five-year plan from October 1, 2027, to September 30, 2031. Activities to be undertaken each year during this period are described in the Annual Action Plan.. These Plans are submitted at least 45 days prior to the beginning of the District's fiscal year, which begins on October 1 each year.

More information, may be found at <https://www.hud.gov/>.

Summarize the objectives and outcomes identified in the Plan

The District will use the funds outlined in the plan for:

- **Affordable housing:** Activities focused on housing where the purpose of the activity meets individual, family, or community needs.
- **Neighborhood Investments:** Activities that address, establish and maintain a suitable living environment designed to benefit families, individuals, and communities.
- **Creating economic opportunities:** Activities related to economic development, commercial revitalization, or job creation.
- **Enabling persons living with HIV (PLWH): HIV/AIDS, Hepatitis, STB, and Tuberculosis Administration's (HAHSTA):** The highest-ranking priority objective continues to be enabling PLWH to live independently in the private sector of rental housing through the provision of vouchers in the Tenant-Based Rental Assistance (TBRA) program. Other priority objectives include providing emergency and transitional housing for homeless PLWH, preventing homelessness of PLWH through providing rental or mortgage assistance on a short-term basis, and ensuring that intensive supports are in place to assist clients with maintaining stable housing and having access to other services within the community. Providing information to PLWH about other housing programs and available options remains a priority.
- **Preventing and ending homelessness:** Activities are designed to benefit families and individuals who are living without a home.

All funds will serve households, families, individuals, and areas earning up to 80 percent uncapped income limits. In addition, the District may use funds for pre-award eligible expenditures in accordance with 2 CFR 200.

Evaluation of past performance

The District has had success in developing, preserving and stabilizing affordable housing. The District, through the Department of Housing and Community Development (DHCD), assisted in the success of Mayor's Order 2019-36, of delivering 36,000 new homes by 2025. At the time of writing, the total unit count was 40,178; more information can be found at <https://open.dc.gov/36000by2025/>.

In FY 2024, there were approximately 22,000 units representing 48,000 residents that were at-risk of foreclosure due to delinquency.¹ We were seeing a crisis in our housing ecosystem where more than 80% of the properties are not receiving enough in rent collection to pay their mortgages or pay maintenance expenses. This puts the District's affordable housing market at serious risk, both for future investment and foreclosure of existing properties.

The funding resources governed by DHCD will be used to provide bridge, gap and support funding to multi-family projects that currently provide housing to families with income equal to or less than 80% of Median Family Income.

¹ <https://dhcd.dc.gov/publication/2024-consolidated-request-proposals-affordable-housing-projects>

In 2021, the District's Office of Planning released the Rock Creek West Roadmap, which outlined District programs and policies to address the shortage of affordable housing in this area of the city. DHCD has implemented a new weight in its scoring system for projects applying for Housing Production Trust Fund (HPTF) dollars, which is the District's largest affordable housing finance tool. This scoring system prioritizes projects in planning areas that are below their target goals. In FY23, DHCD closed on its first HPTF loan in Rock Creek West area at the Lisner-Louise-Dickson-Hurt Home, that will produce 93 affordable homes in Ward 3.

The District is at the forefront of housing production in the region, including both market rate and affordable housing. Despite comprising only 12% of the region's population, the District has achieved the following over the past five years:

- 31% of all new housing units in the DC region.
- 41% of the committed affordable housing units in the DC region.
- 81% of the committed affordable units at 30% MFI in the DC region.
- 72% of the committed affordable units at 50% MFI in the DC region.
- 25% of the committed affordable units at 80% MFI in the DC region.

Summary of Citizen Participation (Process and consultation process Summary from citizen participation section of plan.)

The District is committed to ensuring residents, advocacy groups, service providers, public and private agencies, community leaders, and stakeholders have opportunities to participate in the development and implementation of the Con Plan. Community groups were consulted and citizen participation was solicited through the Washington Times, the District of Columbia Register, mailing list, DHCD's webpage and social media outlets (i.e., Instagram and Facebook). DHCD held public hearings at its office on March 24 and March 31, 2026. The Con Plan public hearing will be held on July 21, 2026. Stakeholders are invited to the participate in the July 2026 meeting. Comments are generally accepted via email, mail, or during public hearings regarding affordable housing, community development, and federal grant allocations.

Summary of public comments

DHCD developed a public input survey and hosted public hearings over several months to gather feedback from community members, stakeholders, and local non-profits working to address housing issues in the District. The following re-occurring themes of concern were prevalent throughout each public hearing: senior housing availability, rent stabilization, lack of affordable housing, affordable housing development, underdeveloped land and landlord accountability (pest control, lead removal, mold, dilapidated housing conditions, etc.).

Summary of comments or views not accepted and the reasons for not accepting them.

To date, all comments have been accepted and will be submitted with the Consolidated Plan.

PR-05 Lead & Responsible Agencies 24 CFR 9.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency for Consolidated Planning	Washington, DC	Department of Housing & Community Development
Community Development Block Grant Administrator (CDBG)	Washington, DC	Department of Housing & Community Development
Home Investment Partnerships (HOME) Program Administrator	Washington, DC	Department of Housing & Community Development
Housing Trust Fund Administrator (HTF)	Washington, DC	Department of Housing & Community Development
Housing Opportunity for Persons with AIDS Administrator (HOPWA)	Washington, DC	Department of Health (DOH)
Emergency Solutions Grant Administrator (ESG)	Washington, DC	Department of Human Services (DHS)
Public Housing	Washington, DC	DC Public Housing Authority (DCHA)

Table 1 – Responsible Agencies

Narrative:

DHCD serves as the leading agency to prepare the District's Five-Year Plan, Action Plans, and the Consolidated Annual Performance Reports (CAPER). DHCD implements CDBG, HOME and HTF programs, DHS implements ESG funds and DOH implements HOPWA funds. All grant funds are implemented upon approval of the District budget by City Council. Funds are distributed in accordance with respective grant statute/regulation and 2 CFR 200.

Consolidated Plan Contact Information

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PR-10 Consultation

Introduction

DHCD, DOH, DHS, and other agency partners have collaborated to enhance activities to serve low-to-moderate income persons in the District. These core housing agencies collaborate with their partners to expand and focus on how to better meet affordable housing and community and economic development needs and goals of stakeholders, target populations, and community partners. Consultation begins with the 5-Year Con Plan and annual updates are provided through surveys, feedback from District partners, and community outreach to District Stakeholders.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

DHCD consults with local government agencies, and community-based organizations to conduct research and gather data to complete the plan ensuring individuals are provided with affordable housing. DHCD partners with fellow DC Government agencies (i.e., DHS, DCHA, DOH) to provide additional affordable housing services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The District's Interagency Council on Homelessness (ICH) aims to facilitate interagency and cross-sector coordination. ICH is involved in planning, policymaking, program development, system performance monitoring, and budget planning for the continuum of care (CoC) of homeless services, serving as the primary agency addressing needs of homeless persons.

The ICH is chaired by the City Administrator in addition to 15 District cabinet leaders who are represented on the Council, including: Deputy Mayor for Health and Human Services (DMHHS), Department of Housing and Community Development (DHCD), Department of Human Services (DHS), Department of Behavioral Health (DBH), Child and Family Services Agency (CFSA), Department of Health (DC Health), DC Housing Authority (DCHA), Department of Corrections (DOC), Department of Employment Services (DOES), Office of the State Superintendent of Education (OSSE), Homeland Security and Emergency Management Agency (HSEMA), Department of General Services (DGS), DC Metropolitan Police (MPD), and the Mayor's Office of LGBTQ Affairs (MOLGBTQA+).

The ICH is responsible for developing and implementing a strategic plan for ending and preventing homelessness in the District. The current iteration of the plan is Homeward DC 2.0 (described in detail below). ICH develops and implements the strategic plan in committees and working groups. The current infrastructure includes the following committees: Executive, Strategic Planning, Emergency Response and Shelter Operations (ERSO), Housing Solutions, and Healthcare. Under the Strategic Planning Committee, workgroups organize efforts to coordinate homeless services for singles, youth, families, and veterans. Each population has its own Coordinated Assessment and Housing Placement (CAHP) system – or Coordinated Entry System, to coordinate the access, assessment, prioritization and referrals to housing and services for people experiencing or at imminent-risk of homelessness.

Homeward DC 2.0 is the second iteration of the District's Strategic Plan (FY2021 - FY2025). The vision stated in the plan is that “Homelessness in the District of Columbia will be rare, brief, and nonrecurring. We will eliminate racial inequities in the homeless services system and create a systemic fair treatment for all people.” The plan consists of four major components.

- Summarizes the Homeless DC Plan and lessons from the last five years.
- Provides the vision, guiding principles, and building blocks of Homeward DC 2.0.
- Outlines system modeling and housing inventory needs; and
- Shares 100+ strategies supported by twelve strategic goals.

The ICH is in the process of writing Homeward DC 3.0, the 3rd iteration of the District’s Strategic Plan to end and prevent homelessness in the District with a target date of adoption of July 2026.

Additionally, DHCD broadcasts the development of the Con and Action Plans, especially the survey for community feedback and the public comment period to members of the ICH Housing Solutions Committee. The planning forum focused on increasing the housing stock and expediting lease-up of units dedicated to homeless services. In this way, DHCD is able to ensure that all organizations that are involved and/or tracking ICH Committee meetings are able to inform the Con and Action Plans.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The CoC, through the ICH, is engaged in several parts of the ESG planning and oversight process. Each year, the Mayor develops a citywide budget - including ESG funding - based on input from agency leaders, advisors, and public engagement sessions. Once released, and as required by DC Code § 4-752.02(c), the Mayor provides the ICH with a detailed breakdown of agency appropriations related to CoC services. For FY24 and FY25, the ICH organized its own budget engagement sessions so member agencies could present their budgets and receive feedback. The resulting comments and questions were compiled into a report submitted to relevant DC Council Committees as they finalized their budget oversight reports. Through this process, ICH members review how ESG, HOPWA, and other homeless services funding streams were allocated.

Beginning in FY26 and continuing for FY27, ICH members determined that agency-specific DC Council Budget Oversight Hearings were a more effective venue for input than ICH-specific sessions. Therefore, the ICH shifted to supporting members’ participation directly in Council hearings so feedback could be provided to the final decision-makers, the DC Council, as they conducted oversight and finalized the budget.

Regarding performance standards, Rapid Re-Housing standards remain aligned with Continuum of Care expectations, including income increases for participants in permanent housing and maintaining housing stability. DHS also tracks key shelter service indicators, such as ensuring meals are available to 100% of clients.

For HMIS administration, DHS provides roughly half of the local funding to support HMIS software and operations, supplementing TCP resources. Although ICH has not recently reviewed HMIS policies and procedures, the system is operated and governed consistent with current HUD requirements.

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

1	Agency/Group/Organization	DC Housing Authority
	Agency/Group/Organization Type	Public Housing Agency (PHA)
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination meeting to enhance overlapping homeownership programs; provided language on Public Housing- Specific sections
2	Agency/Group/Organization	Office of the Deputy Mayor for Health and Human Services
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language for housing/service needs for older adults and persons with a disability; identified existing facilities and services for older adults and the District's unmet needs; coordinated in the development of the goals in SP-45 targeted to older adults; aligned consolidated plan goals with Age-Friendly Strategic Plan.
3	Agency/Group/Organization	Department of Human Services
	Agency/Group/Organization Type	Other government — Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for ESG-specific strategies; furthered coordination between homelessness goals, resulting in a better connection between ESG resources and overarching federal and local spending goals
4	Agency/Group/Organization	DC Department of Behavioral Health
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed resources for the content development of mental health needs and existing services/facilities
5	Agency/Group/Organization	DC Office of Planning
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data and mapping analysis for housing needs; helped align Consolidated Plan with existing citywide plans.
7	Agency/Group/Organization	DC Department of Health
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group /Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for housing/service needs for Persons Living with HIV/AIDS (PLWHA), existing services/housing/facilities for PLWHA and their unmet need, and HOPWA- specific strategies in the Strategic Plan; coordination results in a better connection between HOPWA resources and overarching federal and local spending
	Agency/Group/Organization	DC Office of Aging
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In coordination with the Age Friendly Initiative, provided needed data to develop content for older adults and persons with disabilities
	Agency/Group/Organization	Office of the Chief Technology Officer
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy

	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided resources and plans to ensure residents have access to broadband.
10	Agency/Group/Organization	Community-Based Organizations (CBOs)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community-Based Organizations (CBOs) assisted DHCD in mailing out surveys to their participants to gather the needs of District residents. CBOs provide input on how DHCD's programs could be enhanced to better meet the needs of low- and moderate-income households and small businesses
11	Agency/Group/Organization	Inter-Agency Council on Homelessness
	Agency/Group/Organization Type	Services-homeless Other government - Local Planning organizations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs — Chronic Homelessness Homelessness Needs — Families with children Homelessness Needs — Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Shared Needs Assessment Surveys and Developed language for the homeless needs, Institutional Delivery, and Strategy Sections; better alignment with citywide homeless goals will help federal resources further action items/strategies outlined in Homeward DC.

Table 2

Identify any Agency Types not consulted and provide rationale for not consulting:

All agency types were consulted during the development of the Consolidated Plan.

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

The District cooperates and coordinates with various public entities in the implementation of the Consolidated Plan. The Metropolitan Washington Council of Governments (MWCOG) is a regional organization comprised of Washington local governments, as well as members of the Maryland and Virginia legislatures, the U. S. Senate, and the U. S. House of Representatives. MWCOG works on regional matters concerning transportation, the environment, land use planning and housing, and public safety and health. District of Columbia Council Members serve on various committees such as the Public Safety and Human Services Committee, Air Quality

Committee, and the Board of Directors, and coordinate with other public entity administrators to deal with various issues affecting the region, including barriers to affordable housing.

Summarize citizen participation process and how it impacted goal setting

The Department of Housing and Community Development (DHCD) conducted a public needs assessment survey in partnership with our community-based organizations to gain insight into the community's needs. This analysis gives the District of Columbia (the District) data to make informed, place-based investment decisions. These investments support DHCD's mission: to create and maintain affordable housing, promote economic growth, and renew underserved communities in the District.

Community partners represent a wide variety of focus areas and help connect DHCD to hard-to-reach populations. Partners help share information, co-host meetings, offer space for tabling opportunities, and more. For example, Latino Economic Development Center catalyzes economic advancement of the local community by bridging the gap to capital and resources to achieve financial prosperity. Marshall Heights Community Development Organization helped facilitate surveys among low- to moderate-income residents in Ward 8. Other partners DHCD has engaged in work with communities, including, but not limited to: low- to moderate-income residents, seniors, , residents of all 8 words through round table discussion, property managers, and affordable housing owners and developers. Throughout, DHCD heard from residents about what they love about DC and their hopes for DC in the upcoming years. Through the survey, residents also ranked what topics they are most interested in discussing with DHCD during the 5- Year Consolidated process. The following re-occurring themes of concern were prevalent throughout each public hearing:

- senior housing availability
- rent stabilization (lack of affordable housing)
- affordable housing development
- underdeveloped land and landlord accountability (pest control, lead removal, mold, dilapidated housing conditions, etc.)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Need Assessment Public Hearing	Non-targeted/broad community	DHCD hosted public hearings over months to gather feedback from community members, stakeholders, and local non-profits working to address housing issues in the District. The following recurring themes of concern were prevalent throughout each public hearing: senior housing availability, rent		All comments were accepted and will be submitted to HUD.	https://dhcd.dc.gov/event/dhcds-fy-2027-needs-assessment-public-hearing-district-columbia-0

			stabilization (lack of affordable housing), affordable housing development and landlord accountability (pest control, lead removal, mold, dilapidated housing conditions) DHCD provided an opportunity for public comments at the Public Hearing on the March 24 th and March 31 st 2026.			
2	Need Assessment Public Hearing	Non-targeted/broad community	DHCD hosted public hearings over months to gather feedback from community members, stakeholders, and local non-profits working to address housing issues in the District. The following recurring themes of concern were prevalent throughout each public hearing: senior housing availability, rent stabilization (lack of affordable housing), affordable housing development and landlord accountability (pest control, lead removal, mold, dilapidated housing conditions) DHCD provided an opportunity for public comments at the Public Hearing on the March 24 th and March 31 st 2026.		All comments were accepted and will be submitted to HUD.	https://dhcd.dc.gov/event/dhcds-fy-2027-needs-assessment-public-hearing-district-columbia-march-31st
3	5-Year Consolidated Public Hearing	Non-targeted/broad community	DHCD hosted public hearings over months to gather feedback from community members, stakeholders, and local non-profits working to address housing issues in the District. The following recurring	Comments will be added after the July 21, 2026 public hearing.		

			themes of concern were prevalent throughout each public hearing: senior housing availability, rent stabilization (lack of affordable housing), affordable housing development and landlord accountability (pest control, lead removal, mold, dilapidated housing conditions) DHCD will provide an opportunity for public comments at the Public Hearing on July 21 st , 2026			
4	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
5	Email announcement	Non-targeted/broad community	No comments were received. March 13, 2026	No comments were received.	N/A	https://dhcd.dc.gov/event/dhcds-fy-2027-needs-assessment-public-hearing-district-columbia-0
6	Internet Outreach	Non-targeted/broad community	No comments were received. March 13, 2026	No comments were received.	N/A	https://dhcd.dc.gov/featured-content/dhcds-events-and-public-hearings

Table 3

Need Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment helps determine housing problems for households in the District of Columbia by collecting and analyzing data through various methods, (i.e., surveys, interviews, focus groups, observations conducted by partners, consultation by District government agencies, contracted service providers). Statistical data is provided by HUD through the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS). Although data from CHAS is through 2016-2020, HUD has confirmed and approved the data available, and it provides a glimpse of the housing needs within the District.

DC has experienced a historic level of growth in recent decades, which has been accompanied by an increase in the need for additional affordable housing. However, housing affordability remains a challenge for many in DC, particularly for households with the lowest incomes, four out of every five of whom are living in housing that is unaffordable. Through a series of analyses to support key initiatives, inform policy strategies, and housing production targets, this section addresses the housing needs of District residents.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The District of Columbia has increased in population, households, and household median income. Between 2009 and 2020, the population grew by 8%, while the number of households increased 5% and the median income grew by 55%. Unfortunately, the number of housing units in the District only grew by 4% in that time, resulting in higher housing prices and greater cost burdens for city residents.

According to the 2020 HUD CHAS data, the District is comprised of about 288,305 households. About 30% of these households are described by HUD as having incomes at or below 80% AMI limits. The Housing Needs tables below show the number of renters and owners in all income categories that experience at least one or more of the four housing problems such as:

- substandard housing (i.e., lacking kitchen facilities or complete plumbing)
- overcrowding
- severe overcrowding
- cost burden and severe cost burden

HUD tables 4 through 11 below provide an overview and breakdown of the District's population by size, income, age and housing needs.

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	647,485	701,975	8%
Households	273,390	288,305	5%
Median Income	\$70,848.00	\$102,937.00	55%

Table 4

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments: Data pre-populated in IDIS system.

Number of Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	60,105	27,970	22,760	22,620	154,850
Small Family Households	15,715	6,255	6,355	5,135	54,565
Large Family Households	2,655	715	715	1070	4,765
Household contains at least one person 62-74 years of age	13,315	4,870	4,870	3,785	23,485
Household contains at least one person age 75 or older	8,035	2,400	2,400	2,125	9,640
Households with one or more children 6 years old or younger	7,335	2,040	2,040	1,915	14,500

Table 5

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	500	270	125	205	1,100	130	50	20	45	245
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,235	1100	540	380	3,255	0	95	30	0	125
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,880	630	490	275	3,275	70	170	120	40	400
Housing cost burden greater than 50% of income (and none of the above problems)	24,745	5,250	1,240	380	31,615	6,480	2,395	820	990	10,685
Housing cost burden greater than 30% of income (and none of the above problems)	6,660	8,255	5,910	4,565	25,390	1,205	1,405	2,150	1,895	6,655
Zero/negative Income (and none of the above problems)	5,275	0	0	0	5,275	1195	0	0	0	1195

Table 6

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Housing Problems 2

	Renter	Owner
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	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	28,355	7,250	2,395	1,240	39,240	6,685	2,710	985	1075	11,455
Having none of four housing problems	21,080	13,475	13,370	12,945	60,870	3,985	4,535	6,015	7,365	21,900
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	765

Table 7

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total		0-30% AMI	>30-50% AMI	>50-80% AMI
NUMBER OF HOUSEHOLDS								
Small Related	10,385	3,920	1,600	15,905		1,345	1,075	995
Large Related	1,730	550	100	2,380		225	115	70
Elderly	8,470	2,565	695	11,730		4,240	1,850	1160
Other	13,385	7,550	4,995	25,930		2,040	835	800
Total need by income	33,970	14,585	7,390	55,945		7,850	5,325	3,025

Table 8

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Cost Burden > 50%

	Renter	Owner
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	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	825	825	1,235	630	0	1,865
Large Related	0	0	95	95	200	15	0	215
Elderly	5,795	1015	170	6,980	3,250	1,105	295	4,650
Other	0	11,450	3,445	14,895	1,900	0	0	1,900
Total need by income	5,795	12,465	4,535	22,795	6,585	1,750	295	8,630

Table 9

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,320	1,400	665	430	4,815	10	175	50	20	255
Multiple, unrelated family households	270	170	205	100	745	60	85	105	15	265
Other, non-family households	580	160	155	124	1019	0	0	10	0	10
Total need by income	3,170	1,730	1025	654	6,579	70	260	165	35	530

Table 10

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Households with Children Present

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 11

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Describe the number and type of single person households in need of housing assistance.

The District has the highest percentage of single person households in the U.S. according to American Community Surveys (ACS). Data on the number of single-person households in the District with incomes at or below HUD's moderate-income limits are not available. As of July 1, 2026, the Washington, D.C. minimum wage for non-tipped workers is \$18.40 per hour, which is adjusted annually based on the consumer price index. Tipped employees have a separate minimum direct cash wage, which increased to \$10.30 per hour, with employers required to cover the difference if tips do not meet the full minimum wage. Residents working 40 hours per week still classifies a person as earning a "low-income" wage, less than 50 percent AMI, and meets the qualifications for HUD programs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The District of Columbia Housing Authority (DCHA) is concerned about the safety of its tenants, participants and applicants and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), and any amendments, this Con plan specifies the process for victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer in DCHA's Low-Income Public Housing, the Housing Choice Voucher Program (HCVP), or the Project-Based Voucher (PBV) Program. VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. The Metropolitan Police Department (MPD) in Washington, D.C. receives approximately 30,000 to 36,000 domestic violence-related calls for service annually ([DC Domestic Violence Coalition](#)).

The District of Columbia Department of Human Services (DHS) plays an integral role in supporting survivors of domestic violence, dating violence, sexual assault, and stalking through homelessness prevention, crisis response, housing stabilization, and cross-system coordination efforts. DHS administers both local and federal funding to support domestic violence-specific emergency shelter, supportive services, counseling, case management, education and outreach, and youth transitional housing programs.

DHS collaborates with domestic violence providers, the DC Coalition Against Domestic Violence (DCCADV), the Office of Victim Services and Justice Grants (OVSJG), the District of Columbia Housing Authority (DCHA), and other community partners to facilitate safe housing options and improve access to services for survivors and their families.

Through participation in the District's Domestic Violence Systems Review (DVSR), DHS works alongside DC SAFE, the Metropolitan Police Department (MPD), the Child and Family Services Agency (CFSA), DCHA, the Department of Behavioral Health (DBH), the Court Services and Offender Supervision Agency (CSOSA), and other District partners to coordinate responses for survivors identified as being at high risk of serious injury or lethality. The DVSR process supports cross-system problem-solving, coordinated case consultation, and identification of barriers to safety and housing stability.

DHS also maintains emergency transfer policies and procedures consistent with the Violence Against Women Act (VAWA) and works in partnership with DCHA and community-based providers to assist survivors who require emergency transfers due to domestic violence, dating violence, sexual assault, or stalking. These efforts seek to ensure that survivors can access safe, confidential, survivor-centered, and trauma-informed housing interventions while minimizing the risk of homelessness and revictimization.

Data from the District's homeless services system continues to demonstrate the significant intersection between domestic violence and housing instability. According to the 2025 Point-in-Time Count and regional analysis conducted by the Metropolitan Washington Council of Governments (COG), domestic violence remains one of the most significant life experiences reported among adults experiencing homelessness and the most prevalent reported experience among families experiencing homelessness. The 2025 enumeration identified approximately 1,191 unaccompanied adults and 491 adults in families with a history of domestic violence. Additionally, approximately 525 unaccompanied adults and 314 adults in families reported that domestic violence contributed to their current episode of homelessness. The report further found that 35 percent of adults in families reported a history of domestic violence, and more than 22 percent reported that domestic violence directly contributed to their current episode of homelessness².

These findings demonstrate the ongoing need for coordinated survivor-centered housing interventions and cross-system partnerships that promote safety, housing stability, and long-term well-being for survivors and their dependents. They also reinforce the importance of maintaining strong partnerships between the District's homeless services and victim services systems to ensure survivors can access both immediate safety and long-term housing stability.

What are the most common housing problems?

Based on HUD's 2016-2020 CHAS, the most common housing problems in the District are housing cost burden and overcrowding. While housing cost burden is a problem shared by both renters and homeowners, overcrowding is mainly an issue experienced by renters. Increasing rents have led to a decrease in market affordable rental units, forcing households to pay more for units that they could afford and increasing their cost burden. Fewer market affordable units have also pushed families into smaller units, resulting in overcrowding by sharing housing and its cost. ACS data shows that between 2016 and 2020 the number of households with more than 1.5 people per room grew. This number is expected to grow further, as households whose incomes have been affected by the federal economic stability in the District. Homeownership has become less affordable because of rising property values, excluding new buyers from the market and increasing cost burden on lower-income homeowners. Development of more affordable housing types (condominiums, townhomes and row houses) has been minimal due to costs of land, construction and local development restrictions. Additionally, the District has

² Metropolitan Washington Council of Governments (COG). (2025). *Homelessness in Metropolitan Washington: Results and Analysis from the Annual Point-in-Time Count of Persons Experiencing Homelessness*. Washington, DC.

experienced the following housing problems: economic vacancy, low credit scores due to non-payment making new leases difficult post eviction, increase in utility cost, and increase in insurance costs.

Are any populations/household types more affected than others by these problems?

Extremely low-income households and families are affected the most by these problems. In general, small, related households, non-related non-elderly households, and extremely low-income renter households had the highest cost burdens.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance:

Individuals and families with children who are at imminent risk of becoming homeless in the District are considered severely cost burdened. Households with special needs such as mental illness, substance abuse problems, developmental disabilities or other long-term disabling conditions are at the highest risk for homelessness. Most households at imminent risk for homelessness are at or below 50% of the Area Median Income. With rent prices higher than the HUD's fair market rate standard, these households are paying well over 50% of their income on rent. Many households are working minimum wage jobs in the food and beverage industry or low wage labor market, and/or are living in doubled up situations with friends or family. Any crisis situation such as the loss of a job or serious medical issues may lead to the inability to pay rent or their mortgage. These households are not able to work to increase their income due to their disability. Many of these households need additional supportive services to assist them in maintaining their permanent housing. Services such as mental health/substance abuse treatment, life skills training, and better access to healthcare are helpful in keeping this vulnerable population stably housed. Skills take time to develop and can create challenges for some cultures to assimilate to. Some of these households have complex trauma histories, compounding their situations. Many of these households need affordable housing options or long-term rental subsidies. There is a need for vocational counseling and education, along with more supportive services tailored to each household's needs.

If a state provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

There is no local data that can be used to accurately determine the extent of persons at risk of homelessness. The District does not have an official estimate of the at-risk population but follows the federal McKinney-Vento Act to define persons at risk for becoming homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:

Households living in overcrowded housing situations, households with special needs such as mental illness, substance abuse, HIV/AIDS, and those who have experienced homelessness in the past are more likely to be unstable and have an increased risk of homelessness. These households are also becoming more housing cost burdened as housing costs continue to rise faster than incomes in low-wage sectors.

Housing affordability impacts households more than any other housing problem in the District, due in part to the convergence of the loss of affordable housing due to wages, retirement benefits, savings, and public assistance have not kept pace with the cost of living. The issue is particularly glaring when the District's minimum wage is compared to its Housing Wage, which is the minimum hourly wage a full-time worker must earn to afford a two-bedroom rental home at the HUD Fair Market Rent for the Metropolitan Area (\$1,458). In order to afford rent and utilities without paying more than 30 percent of income on housing, a household must earn \$4,860 monthly or \$58,320 annually. Assuming a 40-hour workweek, 52 weeks per year, this income translates into an hourly wage of \$28.04, the second highest needed renter wage among states. In order to afford a 2-bedroom unit, minimum wage employees need to work 70 percent of the week (118 hours per week).

Discussion:

Problems Renting Market Affordable Units Between 2016 and 2020 between 2016 and 2020, the District lost units of market affordable rental housing, with rents rising at approximately double the rate of incomes. Due to local statute protection, landlords are not renewing the leases of lower-income tenants, forcing them to leave their current housing. New legislation is continuously introduced to District leaders to correct pandemic era outcomes, that negatively affected the affordable housing market. As the supply of market-affordable housing dwindles, the demand for committed affordable units outstrips the limited supply. While the pandemic has negatively affected the rental market, it has made the homeownership market more competitive. Low amounts of unit production over the last six years coupled with steadily rising demand were pushing up prices even before the pandemic. The cost-burden stifles homeownership opportunities for low-moderate households. While the District invests approximately 50,000,000.00 in homeownership funding through DHCD and DCHFA, additional financial assistance is needed.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD 2016-2020 CHAS data tables (Tables 12 through 15) show the number of households in each racial/ethnic group, renters and owners combined, that experience housing problems by HUD income levels. The HUD income levels for households are: Extremely low income: 0 to 30% AMI; Low income: 31 to 50% (AMI); Moderate income: 51 to 80% (AMI); and Middle income: 81 to 100% (AMI). For HUD's purpose, a disproportionately greater housing need as it relates to housing problems exists when a racial or ethnic group at specific income level experiences housing problems at least 10 percentage points higher than that income level as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,905	17,205	0
White	6,140	1610	0
Black / African American	30,185	13,285	0
Asian	1,175	575	0
American Indian, Alaska Native	250	140	0
Pacific Islander	0	0	0
Hispanic	3,755	1150	0

Table 12

Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,620	8,350	0
White	4,265	895	0
Black / African American	11,605	6,800	0
Asian	850	65	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	2,515	420	0

Table 13

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,435	11,325	0
White	3,970	1,730	0
Black / African American	5,090	7,895	0
Asian	580	120	0
American Indian, Alaska Native	55	50	0
Pacific Islander	0	0	0
Hispanic	1,475	1380	0

Table 14

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,775	13,850	0
White	4,755	3,605	0
Black / African American	2,080	7,260	0
Asian	415	720	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	950	1,785	0

Table 15

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion:

HUD's CHAS data are summarized below to show the amount of each racial/ethnic group at specific income levels that experience housing problems at least 10 percentage points higher than that income level as a whole. In this case, housing problems are more prevalent among extremely low-income Black/African Americans than other groups.

- In the extremely low-income level (Table 12) 30,185 of Black/African American experience housing problems compared to 42,905 of the jurisdiction as a whole.
- In the low-income level (Table 13) 11,605 of Black/African American experience housing problems compared to 19,620 of the jurisdiction as a whole.
- In the moderate-income level (Table 14), 5,090 of Black/African American experience housing problems compared 11,435 of the jurisdiction as a whole.
- In the middle-income level (Table 15), 4,755 of White experience housing problems compared to 8,755 of the jurisdiction as a whole.

Looking more closely at the CHAS data, it becomes clear that cost-burden is the primary housing problem in the District, with crowding being the next most prevalent.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction:

For HUD’s purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percent higher than for that income level as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2016-2020 CHAS table shows the number of households in each racial/ethnic group that experience housing cost burdens.

The HUD income categories for households are: 1. Extremely low income: 0 to 30% AMI; 2. Low income: 31 to 50% (AMI); 3. Moderate income: 51 to 80% (AMI); and 4. Middle income: 81 to 100% (AMI).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,040	25,065	0
White	5,765	1990	0
Black / African American	23,590	19,885	0
Asian	1,010	740	0
American Indian, Alaska Native	250	140	0
Pacific Islander	0	0	0
Hispanic	3,220	1685	0

Table 16

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,960	18,010	0
White	2,805	2,355	0
Black / African American	4,645	13,760	0
Asian	510	400	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,775	1,150	0

Table 17

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,380	19,385	0
White	1,165	4,535	0
Black / African American	1,425	11,560	0
Asian	210	490	0
American Indian, Alaska Native	10	95	0
Pacific Islander	0	0	0
Hispanic	500	2,350	0

Table 18

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,315	20,310	0
White	1010	7,355	0
Black / African American	610	8,735	0
Asian	160	975	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	410	2,325	0

Table 19

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion:

HUD's CHAS data are summarized below to show the amount of each racial/ethnic group at specific income levels that experience severe housing problems at least 10 percentage points higher than that income level as a whole. Extremely low-income Black/African American are more likely to experience severe housing problems than other groups.

- In the extremely low-income level (Table 16), 23,590 Black/African American experience severe housing problems, compared to 35,040 of the District overall.
- In the low-income level (Table 17), 4,645 Black/African American experience severe housing problems, compared to 9,960 of the District overall.
- In the moderate-income level (Table 18), 1,425 Black/African American experience severe housing problems, compared to 3,380 of the District overall.
- In the medium-income level (Table 19), 1,010 White experience severe housing problems, compared to 2,315 of the District overall.

As was noted in the discussion of NA-15, cost-burden and crowding are the two major problems in the District.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

For HUD's purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than the percentage of persons as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2016-2020 CHAS table shows the number of households in each racial/ethnic group, with renters and owners combined, who experience housing cost burdens

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	188,385	47,305	45,795	6,820
White	94,420	16,540	10,840	1,070
Black / African American	64,935	22,220	27,405	4,460
Asian	8,025	2,285	1,465	370
American Indian, Alaska Native	265	50	270	45
Pacific Islander	29	0	0	0
Hispanic	15,425	4,630	4,295	590

Table 20

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Discussion

While not one group reaches HUD's 10% threshold for disproportionate need, HUD's CHAS data are summarized below to show the percentage of each racial/ethnic group at any income level experiencing housing cost burdens. In this case, housing cost burdens are more prevalent among Black/African Americans in the District.

- Black/African Americans are in the cost burden range of 30%-50% of income, compared to the jurisdiction as a whole.
- Black/African Americans are in the cost burden range of greater than 50% of income, compared to the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

- Disproportionately Greater Need: Housing Problems Extremely low-income Black/African Americans have greater need than other racial or ethnic groups.
- Disproportionately Greater Need: Severe Housing Problems Extremely low-income Black/African Americans have greater need than other racial or ethnic groups.
- Disproportionately Greater Need: Housing Cost Burdens Black/African Americans experience disproportionately greater housing cost burdens than other racial or ethnic groups.

If they have needs not identified above, what are those needs?

The needs of the racial or ethnic groups have been identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the 2020 ACS, the areas with the greatest Black/African Americans concentrations are Ward 7 and Ward 8 in the District. The tracts with the highest concentrations of African Americans are also the tracts with the lowest median incomes in the District. These tracts also had some of the highest need for the Emergency Rental Assistance Program.

Introduction

The District of Columbia Housing Authority's (DCHA) mission is to provide quality affordable housing to extremely low- to moderate-income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives. In 2003, DCHA was one of the original public housing agencies selected by the U.S. Department of Housing and Urban Development (HUD) to participate in the innovative Moving to Work (MTW) program. Under MTW, DCHA has the flexibility to test and design local strategies and policies across the public housing and voucher programs to better serve the unique needs of the District's residents and communities.

As one of the largest landlords in the city, DCHA plays a critical role in the District's affordable housing network. DCHA serves approximately 6,000 households in public housing through its portfolio of 73 traditional public housing and mixed-finance developments, approximately 16,600 households in the federal Housing Choice Voucher and Special Purpose Voucher Programs, and more than 7,500 households in locally administered voucher and subsidy programs, including the Local Rent Supplement Program.

DCHA's housing stock requires extensive renovation to achieve long-term viability. The challenges DCHA faces are not unique. Like many of the nation's public housing authorities, DCHA confronts the impact of decades of declining federal capital and operating funding and relies upon local and private capital to fill this gap.

Total In Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of unit vouchers in use	0	319	6,046	14,283	1,853	12,042	1,024	360	121

Table 21 - Public Housing by Program Type

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,493	13,157	14,908	13,454	15,222	8,976	11,585
Average length of stay	0	6	24	6	3	6	0	5
Average Household size	0	1	2	2	1	2	1	3
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	45	2,309	920	301	591	25	0
# of Disabled Families	0	95	1510	1194	96	999	93	3
# of Families requesting accessibility features	0	319	6914	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 - Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	12	73	204	33	156	14	0	0
Black/African American	0	305	6,252	5,145	532	4,427	157	7	2
Asian	0	1	28	21	1	18	1	0	0
American Indian/Alaska Native	0	1	11	13	2	10	1	0	0
Pacific Islander	0	0	3	4	0	3	1	0	0
Other	0	0	547	31	9	22	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	9	141	260	54	196	9	0	0
Not Hispanic	0	310	6771	5,150	522	4,433	165	7	2
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

DCHA is committed to providing equal access to DCHA’s program and services for all applicants, residents, or participants with disabilities. DCHA has a public housing waiting list preference for persons with mobility impairments, particularly those who serve as the head of household. When there is a handicapped-accessible unit available, DCHA will review its waiting list for applicants who have reported mobility impairments. DCHA also provides reasonable accommodations to help individuals with disabilities, which may include facility adjustments, transfers to more suitable units, healthcare aides, policy adjustments, or allowing assistance animals.

Additionally, DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD that requires a minimum of 6 percent of the public housing units constructed will comply with Uniform Federal Accessibility Standards (“UFAS”).

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Waiting List Profile: There are 33,847 families on the DCHA waiting lists for public housing and the Housing Choice Voucher programs. The average applicant reported household income at 40 percent average median income (AMI). Over 26,000 applicants indicated they were homeless and over 13,000 indicated they were cost-burdened (paying more than 30 percent of their income toward rent and utilities). Twenty-three percent of the waiting list applicants are older adults.

Capital Unit Improvements: For the majority of residents who live in public housing, there is an immediate need for improvements to the physical properties in which they live. Of the over 8,300 units DCHA subsidizes, almost 1,800 are part of redeveloped communities or were recently rehabbed and are not in immediate need of modernization. However, the remaining units that need major rehabilitation are all located in our family and senior/disabled conventional sites, which consists of a little over 6,500 units.

Competitive Voucher Rents: The most pressing immediate need among voucher participants is finding a place to live once they have received the voucher. Voucher program rents are set in relation to HUD established Fair Market Rents (FMRs). In DC’s high-cost rental market, rents in most neighborhoods are higher than HUD FMRs. In response, based on HUD approval through DCHA’s Moving to Work designation, the housing authority can set the maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) higher than the HUDFMRs. However, even with the ability to set higher Payment Standards to expand access to affordable housing, source-of-income discrimination may create barriers for voucher holders to access units in areas of opportunity.

As of January 2026, there are 33,847 families on the Housing Choice Voucher waiting list and 980 families on the Public Housing waiting list.

Race	HCV Waiting List
American Indian	.17%

Asian	.43%
Black	92.3%
Multiple	.19%
Pacific Islander	.06%
White	2.49%
Unknown	3.7%

Table 26

Race	Public Housing Waiting List
American Indian	.1%
Asian	.1%
Black	96.5%
Pacific Islander	.06%
White	1.0%
Unknown	1.6%

Table 27

How do these needs compare to the housing needs of the population at large?

The subsidized housing population faces an acute affordability crisis driven by very low incomes relative to market rents. However, the general renter population in DC is struggling too, just at a different level. An estimated 44.7% of District renters are considered "rent burdened," meaning they pay more than 30% of their gross income on rent a figure that has not statistically changed since 2021. This means the affordability crisis extends far beyond those seeking subsidies; nearly half of all renters in the city are affected. While the general renter population struggles, those at the lowest income levels face a nearly impossible situation. Four in five extremely low-income DC renter households are severely cost-burdened, spending over half their income on housing, and there are only 32 affordable and available homes per 100 extremely low-income renter households. For context, the paragraph notes that a family of four at 30% AMI earns just \$38,700 these are the households facing the most critical shortage of available units.

Discussion:

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The District of Columbia assesses homeless needs in a variety of ways. The main assessment is conducted through the Point-in-Time Count (PIT). Each year, The Community Partnership to Prevent and End Homelessness (The Partnership) conducts a one-day PIT count and survey of the homeless population in the District. Data is collected through the Districtwide Homeless Management Information System (HMIS) by each homeless facility in the District (emergency shelters, transitional housing programs, and housing programs for homeless persons with special needs). The 2026 PIT Count showed a total of 5,363 persons experiencing homelessness, including 1,568 persons in households with adults and children, 16 persons in households with only children, 3,779 persons in households with only adults. Studies from both the District’s Housing Master Plan and the Metropolitan Washington Council of Governments identified the greatest barrier of ending homelessness is the lack of affordable permanent housing for this lowest income group.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1568	0	3912	1884	2618	125
Persons in Households with Only Children	16	6	137	111	40	24
Persons in Households with Only Adults	3061	718	8693	5248	924	179
Chronically Homeless Individuals	1016	409	2816	0	2000	368
Chronically Homeless Families	54	0	68	0	174	375
Veterans	152	29	558	395	236	209
Unaccompanied Child	16	0	137	111	40	24
Persons with HIV	62	0	176	55	125	290

Table 28

Alternate Data Source Name:

Public Housing by Program Type

Data Source Comments: Data pre-populated in IDIS system.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1174	7
Black or African American	10973	
Asian	86	
American Indian or Alaska Native	101	
Pacific Islander	43	
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1203	
Not Hispanic	11539	

Table 29

Alternate Data Source Name:

Public Housing by Program Type

Data Source Comments: Data pre-populated in IDIS system.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As shown in the above chart, according to the PIT Count have 1,568 families with adults and children are in need of housing, and 181 veteran households are experiencing homelessness.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As the above chart demonstrates, households who identify as Black or African American, make up the majority of households experiencing homelessness in the District. Point in Time data shows that Black/African American individuals make up the majority, among both families (91%) and unaccompanied persons (79%). Compared to all residents of Washington, D.C., Black/African American residents are overrepresented, while White residents are underrepresented in the homelessness system. All other groups make up a small share of the total population, accounting for less than 10%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A majority of households experiencing homelessness in the District are sheltered, with 718 unsheltered individuals at the time of PIT -- all who were Persons in Households with Only Adults.

Discussion:

The Partnership and the District have made strides in reducing homelessness in all populations over the last 10 years. Overall homelessness is down 16% compared to 2020, the last PIT Count recorded before the COVID-19 public health emergency, and down 26.5% compared to 2015. Family homelessness is down 35.5% from 2020, and down 54.8% from 2015. Additionally, throughout the most recent fiscal year (FY25), the CoC's emergency shelters, transitional housing programs, and programs for unsheltered persons—the provider types that comprise the Point in Time Count—served 8,818 unaccompanied individuals and 1,308 families. More than 2,220 of these

households successfully moved to permanent housing in FY25, the highest number of lease-ups ever completed in a single year. This is due to cross CoC partnerships that streamlined processes, reduced barriers, and implemented housing-focused case management practices. In addition to assistance for households with longer lengths of time experiencing homelessness, the District leveraged programs like the Homeless Prevention Program, Project Reconnect, DC Flex, and the Emergency Rental Assistance Program to keep those facing housing loss in their homes or provide quick exit from shelter.

Introduction:

Persons with non-homeless special needs include those who are elderly and frail elderly; who have physical, intellectual, and mental disabilities, and/or who have HIV/AIDS. The key issue to be addressed with non-homeless special needs persons is the increased provision of permanently affordable housing that meets the economic and, where applicable, physical challenges of the population in question.

Describe the characteristics of special needs populations in your community:

The special needs population served through HOPWA in the District primarily includes low-income individuals living with HIV/AIDS who face significant barriers to stable housing. Many experience challenges such as chronic health conditions, physical disabilities, mental health disorders substance abuse, limited income and resources. A significant population is extremely low-income and relies on public benefits such as SSI, and SSDI. Rising housing costs also plays a role in housing instability. As a result, access to stable, affordable housing combined with supportive services is critical to improving health and life conditions.

What are the housing and supportive service needs of these populations and how are these needs determined? Individuals living with HIV served through the HOPWA program often require both housing assistance and supportive services to maintain stable housing and improve health outcomes. Housing needs may include tenant-based rental assistance, short-term rent, mortgage, and utility assistance, as well as access to affordable housing options. Supportive service needs commonly include case management, linkage to medical care, food, mental health substance use services, and assistance accessing public benefits. These needs are determined through client intake assessments and ongoing case management conducted by HOPWA-funded providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area: Within the Washington, DC Eligible Metropolitan Statistical Area (EMSA), a significant number of low-income individuals and families are living with HIV and face ongoing housing instability. The population served includes single adults, families with dependents, and an increasing number of aging individuals living with HIV who may experience co-occurring health conditions or disabilities. Additional barriers such as housing discrimination, stigma associated with HIV status, and limited access to affordable housing further contribute to housing instability. As a result, stable and affordable housing paired with supportive services remains essential to improving health outcomes and maintaining long-term housing stability for persons living with HIV within the District.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii)):

Persons living with HIV/AIDS within the jurisdiction continue to experience significant unmet housing and supportive service needs due to the high cost of housing in the DC metropolitan area and the limited incomes of many affected households. Many individuals face severe housing cost burdens or are at risk of housing instability because their income is insufficient to afford market-rate housing. Establishing a preference for HOME tenant-based rental assistance (TBRA) for persons living with HIV can help bridge the gap between household income and rising rental costs, allowing individuals and families to obtain and maintain safe and stable housing. In

addition to rental assistance, supportive services such as case management, benefits navigation, transportation assistance, and linkages to medical and behavioral health services are critical to ensuring long-term housing stability and improved health outcomes.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.315(f)

Describe the jurisdiction's need for Public Facilities:

Public facilities are critical to improving neighborhood quality and resident well-being in the District. The renovation or expansion of libraries, recreation centers, playgrounds, community gardens, schools, senior centers, health centers, and other facilities all impact the community's social opportunities and a person's physical health and overall quality of life. During this consolidated planning cycle, the District will direct a portion of Community Development Block Grant (CDBG) resources toward public facilities, which may include enhanced access for persons with disabilities, substandard building upgrades, energy conservation, and other sustainability measures, and adding new amenities in underserved communities that have a demonstrated lack of public facilities.

How were these needs determined?

The Capital Improvement Program (CIP) addresses the physical improvement, replacement, or new construction of City-owned facilities through an annual capital budgeting process that produces a comprehensive six-year plan. The District of Columbia's FY 2025–2030 CIP represents an \$11.8 billion commitment to infrastructure modernization, encompassing upgrades to schools, recreation centers, and public safety facilities across the city. To be considered for funding, projects must align with a priority objective and respond to a documented, demonstrated need. The CIP process is grounded in robust public participation, incorporating community meetings, stakeholder consultations, budget forums, and public hearings to ensure that capital investments reflect the priorities and needs of District residents.

Describe the jurisdiction's need for Public Improvements:

Tech Together DC initiative, a partnership between public, private, and nonprofit sectors to bridge the digital divide in the District through increasing access to internet service, increasing access to internet-enabled devices and IT support, demystifying technology through awareness, training and access to opportunities, and increasing technology savviness within DC Government.

Tech Together DC is comprised of more than 30 partners across DC's tech and digital inclusion ecosystem that are advancing efforts to close the digital divide. Some of these efforts include:

- Device distribution and training as well as tech support for senior residents;
- Internet access, device distribution, and tech support for students in DC public schools;
- Internet Access opportunities for Pk3-adult charter school students;
- Basic digital literacy training for residents using devices, including smartphones;
- Tech training for residents interested in careers in information technology; and
- The establishment of a digital services team within the DC government focused on making government services easier for people to access.

How were these needs determined?

Coordination with the District's Office of the Chief Technology Officer.

Describe the jurisdiction's need for Public Services:

The District presents a stark paradox between wealth and need. Despite a high overall median income, the District's poverty rate rose to 17.3% in 2024 representing approximately 116,544 residents — a 3.3 percentage point increase over the prior year. Poverty falls disproportionately on the young and elderly, with the child poverty rate rising to 28.3% and the senior poverty rate climbing to 18.2% by 2024. These disparities drive significant demand across public service systems, from housing and homelessness to food assistance and child welfare. The 2025 Point-in-Time Count (PIT) recorded 5,363 individuals experiencing homelessness, and while this reflects a recent decline, advocates note that funding remains far short of the full need. District renters are rent-burdened, a figure that has not statistically changed since 2021, further straining household budgets and increasing reliance on public assistance. Human support services consume the largest share of the District's operating budget, with health care programs alone serving more than one-third of DC residents. These compounding needs intensified by recent federal budget cuts and workforce reductions — underscore the significant and growing demand for public services across the District. While the District as a whole commands significant economic resources, the concentrated poverty in Wards 7 and 8, the persistence of racial economic disparities, the ongoing housing and homelessness crisis, and the vulnerability of children and seniors collectively create an expansive demand for services that current funding levels struggle to meet. Addressing this need requires sustained investment across housing, health care, workforce development, child welfare, and emergency services all of which are foundational to the District's goal of building a more equitable and inclusive city.

How were these needs determined?

These needs were identified through direct engagement with those most affected by and knowledgeable about conditions in the District. Community-based organizations provided frontline insight into the service gaps and barriers faced by low-income residents, while input from District residents themselves ensured that the assessment reflected lived experience rather than data alone. Together, these consultations formed the foundation for understanding the scope and urgency of public service needs across the community.

Market Analysis

MA-05 Overview

Market Analysis Overview:

This section summarizes the District's housing market conditions, including affordability, housing stock characteristics, and the capacity of facilities and services that support residents with special needs. Data is drawn from the 2016-2020 American Community Survey (ACS). The analysis provides the market context for the District's housing and community development strategies over the next five years and, together with the Needs Assessment, informs the Strategic Plan.

The District's housing supply does not meet current demand. More than 30,000 households remain on the public housing waitlist, and over 7,000 individuals experience homelessness on a given night. Affordable units for households earning below 30% AMI and those between 30–50% AMI remain significantly limited. Housing costs continue to rise faster than incomes across all income levels, widening the affordability gap for low- and moderate-income households and increasing pressure on renters and homeowners.

The age and condition of the housing stock add to these challenges. Nearly half of all units were built before 1950, increasing the cost and complexity of rehabilitation and compliance with environmental, accessibility, and housing code standards. Older units often require substantial investment to address deferred maintenance, environmental hazards, and modernization needs. These conditions underscore the importance of preserving existing affordable housing while also expanding the supply of new units.

The District's housing market continues to experience strong demand, limited supply, and rising costs, creating significant barriers for extremely low-income and low-income households. These trends highlight the need for coordinated strategies that support preservation, rehabilitation, and production of affordable housing, as well as targeted investments that address the needs of residents with the greatest housing challenges.

MA-10 Housing Market Analysis: Number of Housing Units - 91.310(a)

Introduction:

The District housing market reflects a dense urban environment with a large share of multifamily residential development and a renter-majority population. According to the most recent American Community Survey 2016-2020 estimates, the District contains approximately 319,190 housing units, of which 288,295 units are occupied and 30,895 units are physically vacant. The District is waiting for the latest ACS data as the prediction is these amounts will increase.

The District's housing stock is heavily concentrated in multifamily buildings and attached residential structures, consistent with the jurisdiction's urban land use pattern. Housing affordability challenges remain significant for extremely low-income households, particularly renter households earning less than 30 percent of Area Median Income.

All residential properties by number of units:

Housing inventory in the District includes a mix of detached homes, attached rowhouses, and multifamily buildings. Multifamily buildings containing twenty or more units represent the largest share of the housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	38,265	12%
1-unit, attached structure	76,205	24%
2-4 units	32,190	10%
5-19 units	51,440	16%
20 or more units	120,595	38%
Mobile Home, boat, RV, van, etc.	495	0%
Total	319,190	100%

**Table 30– Residential Properties by Unit
Number**

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,315	3%	24,735	15%
1 bedroom	16,125	13%	71,200	43%
2 bedrooms	27,725	23%	46,540	28%
3 or more bedrooms	75,475	62%	23,180	14%
Total	122,640	101%	165,655	100%

Table 31– Unit Size by Tenure

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

DCHA administers several federal housing programs that provide rental assistance to low-income households. The agency operates under HUD's Moving to Work Demonstration Program, which allows the authority to combine Public Housing and Housing Choice Voucher funding and implement locally designed housing strategies that expand housing choice, preserve affordability, and improve program efficiency.

DHCD uses CDBG, HOME and HTF to develop affordable housing by financing loans to owner-developers, non profit developers and faith-based developers. For CDBG and HOME, housing programs assist up to 80% uncapped AMI and HTF funds assist up to 30% AMI. All units serve all family types.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

DCHA does not anticipate losing any affordable units.

Does the availability of housing units meet the needs of the population?

The availability of housing is currently not meeting the needs of the population. Two sources; in particular, demonstrate the need for affordable housing in the District of Columbia: the DCHA voucher waiting list and the HUD Point-In-Time Count. The current number of applicants on the DCHA voucher waiting list is 32,836. With minimal annual voucher turnover, the rate at which the housing authority can house families from the waiting list is nominal compared to the demonstrated need. The 2026 Point-In-Time estimate shows that there are over 5363 people experiencing homelessness on a given night in the District.

Describe the need for specific types of housing:

Significant investment is needed to preserve the existing affordable housing stock while expanding the supply of affordable housing to meet the city's gap, particularly to residents who are severely cost-burdened, overcrowded, or in poor housing conditions.

The limited supply of HUD 202 (senior) and 811 (disabled) units compared to the city's population of persons living with a disability (11%) and older adults (16%) exacerbates the lack of available housing options for low-income seniors and disabled. There is an unmet need (described more fully in NA-45: Non- Homeless Special Needs Assessment) for additional housing that accommodates residents with mobility issues or self-care and independent living challenges.

Large units with three bedrooms or more are a need. Families with more than 5 people are more likely to be at high risk of homelessness plus, they pay more for housing in return for more space. Large families live in overcrowded situations which suggest that larger households are disproportionately cost-burdened relative to smaller households and need affordable family-sized units (Table 31).

Discussion:

Table 31 shows that owner-occupied housing is heavily concentrated in larger units: 62% of homeowners live in homes with three or more bedrooms. Renters, however, are concentrated in much smaller units. Only 14% of

renter households have access to three or more bedrooms, while 58% are living in zero- or one-bedroom units. This mismatch contributes to overcrowding and cost burdens for larger renter households, as highlighted in our report.

MA-15 Housing Market Analysis: Cost of Housing - 91.310(a)

Introduction:

Housing costs in the District continue to rise faster than incomes, increasing pressure on low-income households. Between 2009 and 2015, the average home purchase price increased by 8% to \$475,800. , The median sales price for a single-family home in 2026 reached \$860,000. These rapid price escalations make homeownership increasingly out of reach for many District residents, particularly low- and moderate-income residents

Utility costs add another layer to the affordability burden. HUD defines affordable housing as costing no more than 30% of household income, including utilities. District households face high monthly utility expenses, including average electricity costs of \$97.61, water and sewer charges of \$108.32, and natural gas bills averaging \$73.21. These combined costs disproportionately affect low-income families, who spend a larger share of their income on basic housing-related expenses.

The Low-Income Home Energy Assistance Program (LIHEAP), administered by the Department of Energy and Environment (DOEE), provides critical support by helping households manage energy bills, avoid utility disconnection, and access weatherization and energy-related home repairs. Despite these resources, rising housing and utility costs continue to create significant affordability challenges, underscoring the need for sustained investment in affordable housing and supportive programs³.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 32– Cost of Housing

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data not available.

Rent Paid	Number	%
Less than \$500	22,755	14%
\$500-999	24,675	15%
\$1,000-1,499	36,330	22%
\$1,500-1,999	32,310	20%
\$2,000 or more	49,585	30%
Total	165,655	100%

Table 33– Cost of Housing

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

³ (<https://www.dewater.com/proposed-fy-2027-and-fy-2028-rates>

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	22,355	0
50% HAMFI	48,980	2,390
80% HAMFI	74,275	6,140
100% HAMFI	0	12,805
Total	145,610	21,335

Table 34 – Housing Affordability

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,012	2,056	2,314	2,893	3,413
High HOME Rent	1,509	1,934	2,314	2,675	2,965
Low HOME Rent	1,435	1,537	1,845	2,131	2,377

Table 35 - Housing Affordability

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments: Data pre-populated in IDIS system.

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. That is why on May 10, 2019, the District’s Mayor, Muriel Bowser, signed a Mayor’s Order on housing directing District agencies to identify new policies, tools, and initiatives to create 36,000 new housing units by 2025 and direct that 12,000 of the units be affordable to low-income households.

The order focuses on five key areas:

- Increasing production and accelerating delivery of housing by analyzing housing trends, needs, capacity, and impediments to housing in order to identify housing targets and policies.
- Promoting fair housing by identifying ways to create an equitable distribution of affordable housing across the District.
- Creating homeownership opportunities.
- Directing all District agencies to support the goals of Homeward DC.
- Improving resident housing experience by directing Lab @ DC to create a unified “front door” for residents to access affordable housing opportunities and programs.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is going to become harder to attain without the development of more housing units and increased economic opportunities for District residents. As home values and rents to continue to climb at a fast pace, more federal housing funds will be required to address these issues.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

FMRs in the District exceed FY 2026 HOME rents by more than \$400, creating a significant affordability gap for low-income households. A two-bedroom unit has an FMR of \$2,246, compared to a HOME Low Rent limit of \$1,868. The HOME High Rent aligns with FMR at \$2,246. These rent levels far exceed what extremely low-income households can afford without assistance.⁴

For an extremely low-income family of four to afford a two-bedroom unit at FMR, the household would need an annual income of approximately \$49,850. However, HUD's AMI limits set the maximum income for a 30% AMI household at \$. This gap requires substantial rental subsidies. Households at 30% AMI typically need at least \$400 per month in assistance to achieve affordability⁵.

Housing cost burden remains widespread. Forty-two percent of District households pay more than 30% of their income toward housing, indicating significant strain across income levels. Meeting the needs of these households requires substantial ongoing investment. The scale of rent burden suggests a multi-million-dollar monthly subsidy need to stabilize extremely low-income renters⁶.

These conditions underscore the District's urgent need for additional affordable housing production and preservation. High market rents, limited affordable supply, and widespread cost burden reinforce why expanding affordable housing remains a top priority for the District.

Discussion:

The District's housing market demonstrates structural affordability gaps concentrated among extremely low-income renter households. CHAS data confirms severe cost burden at the lowest income levels and a shortage of affordable and available rental units below 50% AMI.

⁴ https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_DC_2026.pdf

⁵ (<https://www.huduser.gov/datasets/il/il2026/summary?reporttype=hmfa&year=2026&hmfa=METRO47900M47900&q=Washington-Arlington-Alexandria,%20DC-VA-MD%20HUD%20Metro%20FMR%20Area>)

⁶ (<https://dcfpi.org/all/nearly-half-of-all-renters-and-more-than-half-of-black-renters-in-dc-struggle-to-afford-rent-2/>)

MA-20 Housing Market Analysis: Condition of Housing - 91.310(a)

Introduction:

The condition of the District's housing stock offers important insight into current and future housing needs. ACS data shows that while many homes meet basic standards, a significant share—particularly among renter-occupied units—experience at least one housing challenge, such as cost burden or overcrowding. HUD defined four selected housing conditions: lacking complete plumbing facilities; lacking complete kitchen facilities; more than one person per room; and housing cost burden greater than 30% of gross income. Very few lack plumbing or kitchen facilities. At the same time, the age of the District's housing highlights ongoing concerns about potential lead-based paint hazards in older units. Understanding these conditions is essential for shaping policies that preserve safe, healthy, and affordable housing across the District.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

DHCD defines a housing unit as a “standard” if it meets the District's Housing Code Standards (DC Regulations, Title 14). “Substandard housing” is any housing unit considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. A blighted unit has one or more major defects, or a combination of minor defects, which requires extensive rehabilitation or repair to meet local and federal codes. If rehabilitation is financially feasible based upon the market value of the unit upon completion, then the unit is considered “suitable for rehabilitation.”

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,045	22%	69,035	42%
With two selected Conditions	375	0%	4,285	3%
With three selected Conditions	60	0%	55	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	95,170	78%	92,265	56%
Total	122,650	100%	165,660	100%

Table 36 - Condition of Units

Alternate Data Source Name:

2016-2020 ACS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14230	14%	34810	21%
1980-1999	6100	20%	16560	10%
1950-1979	26275	38%	59675	36%
Before 1950	76040	62%	54615	33%
<i>Total</i>	122645	100%	165660	100%

Table 37 – Year Unit Built

Alternate Data Source Name:

2016-2020 ACS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	102315	83%	114290	69%
Housing Units build before 1980 with children present	6570	5%	1990	1%

Table 38 – Risk of Lead-Based Paint

Alternate Data Source Name:

2016-2022 ACS (Most Recent)

Data Source Comments: Units with children under 6 presents

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Alternate Data Source Name:

2016-2020 CHAS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The condition of the District's aging housing stock creates a significant need for both owner-occupied and rental rehabilitation. Many historic and older properties have experienced long-term neglect and require substantial investment to address structural issues, environmental remediation, and upgrades needed to meet current building and safety codes. High land and construction costs make new development increasingly expensive, making the preservation and rehabilitation of existing units a more cost-effective and sustainable strategy for maintaining affordable housing.

Historic properties in particular face challenges due to deferred maintenance and the cost of specialized repairs. Revitalizing these buildings supports neighborhood stability, preserves architectural character, and expands opportunities to pair affordable housing resources with historic preservation incentives. Maintaining older housing stock is an essential component of community revitalization and long-term affordability.

For low-income homeowners, the cost of necessary repairs—such as roof replacement, accessibility modifications, and structural improvements—can be prohibitive. Without assistance, many households risk living in unsafe conditions or losing their homes due to deferred maintenance. The District’s Single Family Residential Rehabilitation Program (SFRRP) provides critical support by offering grants for roof repairs and accessibility modifications. Eligible homeowners may receive assistance up to 50% of the tax-assessed value of their home, helping them maintain safe, stable housing without incurring unsustainable debt.

The need for rental rehabilitation is equally significant. Many affordable rental properties require modernization to address aging systems, improve energy efficiency, and ensure compliance with health and safety standards. Rehabilitation investments help preserve affordability, prevent displacement, and extend the useful life of existing units at a lower cost than new construction.

Overall, the District’s aging housing stock, high construction costs, and significant affordability pressures underscore the ongoing need for targeted rehabilitation programs for both homeowners and rental properties.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

According to ACS data, 83% of owner-occupied housing and 69 % of renter occupied housing were built before 1980. Given that the use of lead-based paint was made illegal in 1978, it is assumed that these housing units are at a higher risk of containing lead. CHAS data indicates 5 % of low-income homeowner and 1% of low-income renter households are family units with children.

Discussion:

The age and condition of the District’s housing stock create a significant need for both owner-occupied and rental rehabilitation. The largest share of homes in the District was built before 1950, and many older properties require substantial investment to address structural issues, environmental remediation, and upgrades needed to meet current building, safety, and accessibility standards. While aging buildings present challenges, they also offer an opportunity to improve energy and water efficiency, sustainability, and resilience as part of ongoing rehabilitation efforts. The Sustainable DC 2.0 Plan outlines ambitious goals for reducing energy and water use, increasing renewable energy, and achieving net-zero standards across all new and existing buildings by 2032. Ensuring that low-income households benefit from these improvements requires targeted investment in the rehabilitation of older homes and multifamily properties, particularly in neighborhoods with limited resources.

MA-25 Public and Assisted Housing - (Optional) (91.210) (b)

Introduction:

DCHA owns, manages, or subsidizes more than 7,700 public housing units and is dedicated to preserving and enhancing its entire housing stock. Public housing serves families and households with incomes levels at or below HUD moderate-income limits with the majority of residents having extremely low incomes. The average annual income of a public housing resident as of 2025 is \$21,583.

Total Number of Units

Program Type								
	Mod Rehab	Public Housing	Federal Vouchers					
			Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing (VASH)	Family Unification Program (FUP)	Non-Elderly Disabled (NED)
# of Units in Use	188	5,124	14,285	1,463	12,436	1,021	361	124

Table 40 - Vacant Units

Alternate Data Source Name:

2016-2020 CHAS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Describe the supply of public housing developments:

DCHA owns and operates almost 7,770 public housing units across the District. These units are distributed across a combination of conventional public housing sites and units located in redeveloped or recently rehabilitated developments. In addition, DCHA has used its available ACC funding to layer the public housing subsidy with local funding through an interagency Memorandum of Understanding, led by DHCD, to create permanent supportive affordable housing units.

The condition of public housing units table lists the results of the last round of HUD Real Estate Assessment Center's (REAC) physical inspections of DCHA public housing developments. Please note that for purposes of the HUD's development identification, some of DCHA's properties are grouped together, thereby receiving a single score. In addition, there are other properties that may have more than one designation, thereby receiving a score for each designation.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Please note that as a Moving to Work (MTW) agency, DCHA does not have a PHA Annual Plan, but instead submits an Annual MTW Plan for HUD approval.

Development Number	Name	Property Type	Average Inspection Score
DC001005430	4800 Nannie Helen Burroughs	Traditional Public Housing	59
DC001003090	Barry Farms Dwellings	Traditional Public Housing	39
DC001002220	Benning Terrace	Traditional Public Housing	68
DC001005270	Capital Quarters	Traditional Public Housing	90
DC001003363	Carroll Apartments	Traditional Public Housing	96
DC001001600	Claridge Towers	Traditional Public Housing	75
DC001001640	Fort Lincoln	Traditional Public Housing	86
DC001001371	Garfield Senior	Traditional Public Housing	86
DC001001370	Garfield Terrace	Traditional Public Housing	44
DC001005350	Gibson Plaza	Traditional Public Housing	93
DC001004210	Greenleaf Gardens	Traditional Public Housing	62
DC001001680	Harvard Towers	Traditional Public Housing	77
DC001005460	Highland Dwellings II	Traditional Public Housing	64
DC001003300	Hopkins Apts	Traditional Public Housing	54
DC001001620	Horizon House	Traditional Public Housing	77
DC001001621	Horizon House Ufas	Traditional Public Housing	49
DC001001700	James Apartments	Traditional Public Housing	67
DC001001030	James Creek	Traditional Public Housing	40
DC001001650	Judiciary House	Traditional Public Housing	76
DC001001080	Kelly Miller Dwellings	Traditional Public Housing	85
DC001005190	Kenilworth Courts	Traditional Public Housing	57
DC001002250	Langston Terrace	Traditional Public Housing	30
DC001001391	Ledroit Apartments	Traditional Public Housing	97
DC001002130	Lincoln Heights	Traditional Public Housing	83
DC001001440	Montana Terrace	Traditional Public Housing	57
DC001001340	Park-Morton Apts	Traditional Public Housing	49
DC001005420	Parkside Pollin Memorial	Traditional Public Housing	52
DC001004430	Potomac Gardens	Traditional Public Housing	25
DC001001690	Regency House	Traditional Public Housing	82
DC001001290	Sibley Plaza	Traditional Public Housing	79
DC001001291	Sibley Plaza	Traditional Public Housing	63
DC001002230	Stoddert Terrace	Traditional Public Housing	87
DC001004240	Syphax Gardens	Traditional Public Housing	22
DC001005410	Victory Square Senior Apartments	Traditional Public Housing	87
DC001003361	Woodland Terrace	Traditional Public Housing	88

DC001005230	Capitol Gateway	Mixed Finance	45
DC001005250	Capper Senior II	Mixed Finance	99
DC001005510	City View Apartments	Mixed Finance	97
DC001001460	Edgewood Terrace Seniors Development	Mixed Finance	97
DC001005290	Glenncrest	Mixed Finance	88
DC001003530	Highland Dwellings	Mixed Finance	85
DC001004361	Kentucky Courts	Mixed Finance	92
DC001005210	Kentucky Courts	Mixed Finance	94
DC001005240	Oxford Manor	Mixed Finance	81
DC001005470	Phyllis Wheatley, YWCA	Mixed Finance	79
DC001005490	Residences At Hayes Street	Mixed Finance	59
DC001000081	Scattered Sites	Mixed Finance	55
DC001001830	Scattered Sites	Mixed Finance	69
DC001005300	Sheridan Station Phase I (Multifamily)	Mixed Finance	92
DC001005450	Sheridan Station Phase III	Mixed Finance	50
DC001005242	St. Martin	Mixed Finance	98
DC001005480	The Bixby At Capitol Quarter	Mixed Finance	86
DC001002400	Wade Apartments	Mixed Finance	47
DC001003850	Wade Apartments	Mixed Finance	17
DC001003104	Wheeler Creek	Mixed Finance	97
DC001003105	Wheeler Creek	Mixed Finance	88

Table 41

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Like many other public housing authorities, DCHA is faced with the challenge of limited funds to address an aging portfolio. Based on a portfolio assessment, DCHA has determined that it will cost over \$1 billion to bring the agency's public housing stock to at a point where the units are viable for at least another 20 years. This deferred capital need has been building up over a period of decades as the capital funding available from HUD has failed to keep pace with the needs of an aging public housing portfolio.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

DCHA is pursuing multiple strategic paths to the rehabilitation and redevelopment of DCHA's sites to meet the variety of properties and diverse residents' needs. The plan for any site takes into consideration the local and federal funding available, the debt and equity that the site can support, and the ability of the site to contribute to wider community needs such as more affordable workforce housing, market rate housing, homeownership options, and commercial amenities. In addition, the voice and input of residents and core stakeholders is key to success. DCHA's Board of Commissioners adopted redevelopment guiding principles in 2024 to ensure that DCHA resident's benefits from redevelopment activities, with residents involved in decisions making throughout the redevelopment process.

Development Pipeline: Starting in 2025, DCHA launched its multi-phase, intensive renovation and modernization program to preserve 3,500 affordable housing units across 18 of DCHA's public housing properties. Under the Bond Revitalization Plan, DCHA will utilize Industrial Revenue Bonds and RAD/Section 18 blends to convert the properties from a traditional public housing subsidy to a project-based voucher subsidy, with DCHA maintaining full ownership. This transformative plan will preserve the long-term affordability and health of these properties. Phase 1 includes nine properties: Claridge Towers, James Apartments, Fort Lincoln, Hopkins Apartments, James Creek, Sibley Plaza, and Syphax Gardens, Lincoln Heights, and Knox Hill.

Discussion:

MA-30 Homeless Facilities and Services - 91.310(b)

Introduction:

The District's public and private homeless service providers offer a comprehensive array of services and facilities through a CoC system designed to address the needs of persons in the District, who are homeless and/or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing and eliminating recurring episodes of homelessness. Components in the CoC system includes prevention and intervention services to help persons avoid homelessness; outreach, assessment and supportive services to address the individual needs of persons who become homeless; emergency shelter and transitional housing; supportive housing for homeless persons with special needs; and housing and services to help homeless persons make the transition to permanent housing and independent living.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher Seasonal Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1727	0	565	9448	234
Households with Only Adults	2894	420	1116	7206	169
Chronically Homeless Households	0	0	0	16654	268
Veterans	0	0	180	1557	0
Unaccompanied Youth	163	0	302	16	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

2016-2020 ACS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The District maintains extensive coordination across agencies and partners, particularly in the provision of behavioral health services, including both mental health and substance use supports. Each year, DBH works closely with ICH to identify and outline essential services within the Winter Plan, which guides operations during the hypothermia season (November–April) to protect individuals experiencing homelessness from cold weather injury. As detailed in the plan, several DBH programs are critical to the homeless services system, including the homeless PATH outreach program, an Intensive Care Coordination (ICC) team that helps shelter and day center staff connect individuals to community-based behavioral health providers, and the Community Response Team (CRT), which responds to calls from outreach providers—especially when individuals refuse to come indoors during dangerous weather conditions. When civil commitment is warranted, individuals are transported to the

Comprehensive Psychiatric Emergency Program (CPEP) or other local emergency departments for evaluation, consistent with the Ervin Act (78 Stat. 944; D.C. Official Code § 21-521).

In addition to behavioral health coordination, healthcare services are supported through Unity Health Care (UHC), which operates year-round clinics at multiple shelter sites—including Federal City Shelter, 801 East, New York Avenue, the Pat Handy Center, and Adams Place—as well as a mobile medical outreach van serving unsheltered individuals.

DC Medicaid also plays a vital role by funding medical and supportive services for eligible low-income and disabled residents. Within the homeless services system, Medicaid is a key funding source for supportive services provided to individuals experiencing chronic homelessness who are matched to and enrolled in Permanent Supportive Housing (PSH).

Finally, strengthened coordination with the Department of Employment Services (DOES) has been identified as a priority under the development of Homeward DC 3.0. To advance this effort, the ICH has launched a new ICH Expanding Opportunities Workgroup in partnership with DOES to explore strategies for increasing employment pathways for individuals experiencing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

DHS provide housing and supportive services, temporary shelter, transitional housing and other services as described below:

Low Barrier Emergency Shelter

DHS offers emergency, low-barrier shelter to individuals experiencing homelessness. Low-barrier shelters provide beds on a first-come, first-served basis to anyone who does not have a safe place to sleep. Shelter programs also provide on-site assessment, case management, and various other services for those accessing shelter.

Hypothermia Shelters

The District has a right-to-shelter during hypothermic weather conditions and local laws that mandates planning for adequate shelter during hypothermia season (from November – April). As part of this planning process, DHS mobilizes hypothermia shelter sites and increases the availability of low-barrier beds for individuals experiencing homelessness by about 40 percent.

Short Term Family Housing

DHS offers emergency shelter to families experiencing homelessness in safe and dignified buildings known as Short-Term Family Housing (STFH). Each STFH program provides a rich array of supports and service connections – including housing search assistance, mental health and employment services, and meaningful activities for children – with the goal of helping families exit to stable housing as quickly as possible. DHS’s STFH inventory for families includes both apartment-style units and private rooms.

Bridge Housing

Bridge Housing provides adults experiencing homelessness with semi-private rooms and individualized case management to support more effective connections to permanent housing.

Transitional Housing

Transitional housing programs are supportive housing programs that are temporary but designed to be an intermediate step between emergency shelter and permanent housing.

Family Re-Housing Stabilization Program

The Family Re-Housing Stabilization Program (FRSP), also commonly known as Rapid Re-Housing (RRH), offers time-limited rental assistance (up to 12 months) and supportive case management to help families move from shelter to housing. The purpose of FRSP is to serve as a bridge between emergency family shelter and long-term housing stability by helping families transition into private rental housing while receiving support to build income and stability.

Rapid Rehousing Programs

Rapid Re-Housing for Individuals (RRH-I) is a short-term subsidy program that assists individuals experiencing homelessness with stabilizing in housing, providing case management to support individual's goals, and working with individuals to identify and successfully exit the program to affordable permanent housing.

Target Affordable Housing

The TAH program also provides a permanent housing voucher to ensure housing stability. However, TAH is designed to assist households who are independent, but due to disability, age or other socioeconomic factors require a long-term subsidy to prevent homelessness. TAH participants receive a minimum of quarterly in-person home visits with their case manager, as well as connection to community resources.

Permanent Supportive Housing

The District's PSH program provides clients with a minimum of twice-a-month contact with case managers, including at least once per month in person; connections to community resources, including behavioral health interventions and services; and education in life skills. The goals of the program are to support residents and their families to become stable and safely housed to achieve their personal goals.

MA-35 Special Needs Facilities and Services - 91.310(c)

Introduction:

Persons with special needs include the elderly and frail elderly renters and homeowners; person with physical disabilities; persons with mental illness, intellectual disabilities and/or substance abuse disorders; and persons with HIV/AIDS. An inventory of facilities and services provided for this population are described below.

HOPWA Assistance Baseline

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	342
PH in facilities	0
STRMU	179
ST or TH facilities	87
PH placement	35

Table 43– HOPWA Assistance Baseline

Alternate Data Source Name:

2016-2020 ACS (Most Recent)

Data Source Comments: DC HIV/AIDS, Hepatitis, STD, and TB Administration

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs:

The District has several agencies that address the needs of special populations as defined by HUD that provide supportive housing services. DHCD serves the elderly and frail elderly through the funding of several agency programs and coordination with other District agencies. This includes funding legal service providers for older persons through the Neighborhood Based Activities Program (NBAP). In addition, when developing housing for this population, DHCD coordinates with a service provider to ensure that a complete continuum of the care plans is available to the residents. Additionally, through an interagency MOU with the DBH DHS, DCHA, DCHFA, and DC Health, DHCD partners with other District agencies to address the needs of special populations in its housing projects through a consolidated funding application process. DHCD has established in the District's Qualified Allocation Plan and Consolidated Request for Applications minimum a threshold requirement for new construction and rehabilitation projects in which five percent of funded units in a Production project, and no less than one unit, must be reserved and operated as PSH. The National Health Care for the Homeless Council states that "Permanent Supportive Housing (PSH) is a model that combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives. PSH typically targets homeless or otherwise unstably housed people, who experience multiple barriers to housing, and are unable to maintain housing stability without supportive services."

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

DC Department of Behavioral Health (DBH)

The DBH is the primary public agency overseeing the District's behavioral health system and plays a central role in housing transitions from inpatient settings. Saint Elizabeths Hospital Discharge Planning Saint Elizabeths Hospital provides inpatient psychiatric, medical, and psycho-social person-centered treatment to adults to support their recovery and return to the community, with a goal of maintaining an active treatment program that fosters individual recovery and independence. Critically, DBH cannot release a client from Saint Elizabeth's without somewhere to go, meaning housing is a prerequisite for discharge.

DBH Behavioral Health Housing Voucher Program: DBH operates a housing voucher program capable of supporting approximately 720 households, though it issues only about 20 new vouchers per year. Before 2024, DBH maintained a Housing Eligibility Assessment List (HEAL) application; currently, there is no formal application process or waitlist. Recognizing this gap, the DC Council has introduced the Behavioral Health Housing Voucher Transparency Amendment Act of 2025, which would require DBH to create a voucher waitlist and an online portal to make the process more transparent and efficient.

Assertive Community Treatment (ACT) Teams DBH's permanent supportive housing program comes with wrap-around social services including intensive case management and Assertive Community Treatment (ACT) teams that help support those with mental illness or substance use disorders. In FY 2023, the District developed and implemented the Intensive Care Coordination Team, led by a registered nurse and comprised of community behavior support specialists, registered nurses, and peer support specialists.

Housing Supportive Services (HSS) — Medicaid Benefit Housing Supportive Services is a Medicaid benefit available to eligible DC residents since spring 2022. It is a Home and Community-Based Service intended to assist eligible people with disabling health or behavioral health conditions in receiving the support they need to obtain and maintain stable housing in community settings, as an alternative to experiencing homelessness.

Pathways to Housing DC — Housing First Model

The mission of Pathways to Housing DC is to end homelessness and support recovery for people with complex health challenges, starting by housing people directly from the streets without preconditions, and then addressing their mental health, addiction, physical health, employment, and education challenges. After receiving housing, every client is matched with a support team — an Assertive Community Treatment Team, Veterans Housing First Team, or Permanent Supportive Housing Team — comprised of psychiatrists, nurses, social workers, certified addictions counselors, employment specialists, and peer health specialists. The team provides client-centered, comprehensive community-based treatment and support services around the clock, integrating both health and social well-being into the recovery plan.

MBI Health Services — Permanent Supportive Housing & Returning Citizens

As DC's largest Core Mental Health Agency, MBI provides a range of housing programs for people leaving institutions. Permanent Supportive Housing Program (PSHP) MBI's Permanent Supportive Housing program assists with housing search, acquisition and setup, landlord negotiations, credit, referrals, deposits, utilities arrangement, financial management, medication management, and benefits applications including SOARS (SSI/SSDI Outreach, Access, and Recovery). ICM teams provide Intensive Case Management for individuals with less acute mental health and addiction issues.

Returning Citizens Program MBI helps individuals start transitioning prior to their release date from incarceration with a comprehensive plan tackling employment, housing, mental and physical health, and family support. After

release, individuals receive housing placement support through collaborative agencies and MBI housing, as well as housing advocacy where staff advocate for individuals for affordable housing placement and suitable living conditions.

Everyone Home DC — Permanent Supportive Housing

Everyone Home DC's Permanent Supportive Housing is designed to provide permanent housing and supportive services for families and single adults in Washington, DC. Households live in scattered-site homes throughout the city and pay a portion of their income toward monthly rent. In 2025, the program served 67 families and 57 single adults. Participants receive subsidized housing along with intensive case management, regular home visits, and workshops to maintain long-term stability.

Jubilee Housing — Reentry Transitional Housing Program (RTHP)

While focused on returning citizens, this program heavily addresses co-occurring mental health needs. The RTHP is a one-year program supporting residents in gaining employment, continuing recovery from substance use, mental illness, and trauma, building savings for permanent housing, and obtaining safe and affordable long-term housing. Two transitional homes — a Men's House and a Women's House — each host up to ten individuals at a time, with weekly case management focused on employment, sobriety/recovery, savings, and housing after graduation.

Community Family Life Services (CFLS) — Women-Focused Programs

CFLS's Milestone program provides affordable temporary housing for 35 single adults (many of whom are veterans) with intensive case management, substance abuse counseling, relapse prevention support, and employment counseling to prepare residents for fuller, self-sufficient lives. The Reentry Emergency Housing Program provides short-term 90-day housing to women at risk of homelessness after institutional release.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Subject to funding availability, the District will continue its current activities and programs to serve persons who are not homeless but have other special needs. These programs and activities are described above.

Negative effects of public policies on affordable housing and residential investment

Pandemic-Era Eviction Policies and Their Lingering Effects

One of the most damaging policy legacies has been the prolonged eviction protections enacted during and after COVID-19. DC reported a growing backlog of unpaid rent, with an economic vacancy rate of 15% in 2024 — up dramatically from just 5% in 2019⁷. The district's leaders acknowledged that pandemic policies enacted to help people facing housing emergencies carried an unintended side effect: significantly lengthening how long renters could remain in a unit without paying. A CEO representing small landlords estimated that DC landlords have lost more than \$1 billion since September 2021, when the federal eviction moratorium was lifted.⁸ He characterized the district's landlord-tenant laws as "perversely biased in favor of tenants. "When combined with massive rent arrearages and year-long eviction timelines, these challenges discouraged both local and national developers from investing in DC."⁹

The Tenant Opportunity to Purchase Act (TOPA)

DC's Tenant Opportunity to Purchase Act, originally designed to prevent displacement, has increasingly been identified as a major barrier to residential investment. External pressures such as high interest rates, and local policy challenges — like eviction regulations and limitations on Emergency Rental Assistance Program (ERAP) funds — have reduced investor confidence in the District. TOPA is intended to preserve affordable housing and create affordability for tenants. While it has had successes, it also creates challenges that discourage housing investment in DC.

For years, developers and property owners have argued that TOPA sales and procedures often lasting over 400 days have slowed housing delivery and increased costs. The process is often lengthy and complex, discouraging investment. Extended sale timelines create financial uncertainty, especially in fluctuating markets, and recapitalization often triggers TOPA, making it harder to secure financing. These challenges make multifamily investment in DC less attractive, potentially limiting the city's future housing supply.

Despite its affordability goals, newly enacted legislative reforms to TOPA have been controversial. DC is experiencing an affordable housing crisis with more than 82,000 residents facing unaffordable rents, poor conditions, or evictions.¹⁰ Some argue that TOPA has created or preserved more than 16,000 units of affordable housing over 40 years, and that proposed TOPA exemptions will result in worse outcomes for tenants, less affordability in preservation deals, and fewer building repairs.¹¹

Inclusionary Zoning: Underperforming Goals and Development

⁷ <https://www.jpmorgan.com/insights/real-estate/community-development-banking/affordable-housing-crisis-in-washington-dc>

⁸ <https://streetsensemedia.org/article/rental-act-passes-dc-council/>

⁹ <https://www.dcpreswire.com/article/894916374-report-finds-d-c-small-landlord-foreclosures-and-forced-sales-surged-after-pandemic-era-restrictions>

¹⁰ <https://dcfpi.org/all/dc-council-housing-production-tenant-rights-topa/>

¹¹ <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.dcfpi.org/wp-content/uploads/2025/09/TOPA-report.pdf>

DC's Inclusionary Zoning (IZ) program, which requires 8–10% of units in Most new and or substantially renovated developments with 10 or more residential developments to be set aside as affordable, has also produced significant unintended consequences. In practice, IZ has not produced a sufficient supply to meet the affordable housing demand, increased market rents, and diminished overall housing production. Existing units take a long time to lease as the program operates with its own rent rules and verification processes that are difficult to implement. Income from IZ units does not cover their proportional share of operating expenses, and this gap increases over time as insurance, taxes, and utilities climb faster than allowable rent increases. The gap is absorbed elsewhere in the project through higher rents for market-rate tenants and thinner margins for developers.

Nationally, covering the costs of lower rents for affordable unit set-asides resulted in an average 7.6% rent increase overall. As a result, nearly half of all developers say they avoid building in jurisdictions with inclusionary zoning requirements. The more onerous the policy, the less likely it is that a developer will choose to invest in a particular community.

As a share of the existing housing stock, affordable housing produced under IZ is less than 0.1 percent of existing housing in all regions — infinitesimal compared to the scope of the affordability crisis, where 37% of DC households are housing cost-burdened.

Geographic Inequity in Affordable Housing Distribution

Policy failures have also produced a deeply unequal distribution of affordable housing across DC's neighborhoods. Neighborhoods west of Rock Creek Park have produced only 135 affordable units, or 6.8% of their target. Capitol Hill has produced 321 affordable units (22.9% of its target), and Georgetown, Dupont Circle, and Logan Circle have produced only 26.3% of their target. Meanwhile, neighborhoods east of the Anacostia River have produced 220% of their target due to land cost and zoning differential. This means that well-resourced, high-opportunity neighborhoods are largely shielded from affordable housing obligations, concentrating low-income residents in already-disadvantaged areas.

Collapse of Housing Construction and Financial Viability of Providers

The combined weight of these policies has led to a sharp decline in new residential development. New apartment construction activity slowed across the Washington region in 2024, with the district experiencing the sharpest decline. Only 580 market-rate units started construction — the fewest since 2009. Limited housing production can drive prices higher across all income ranges.

By February 2025, the city was using its Housing Production Trust Fund to stabilize distressed affordable housing.¹² Mayor Bowser announced that 69 projects had been selected for bridge, gap, and support funding, with properties applying for up to \$144 million to preserve nearly 8,000 housing units. But even that intervention was not expected to solve the full problem: the city had previously estimated roughly 22,000 units, housing about 48,000 residents, were at risk of delinquency-caused foreclosure.

¹² <https://dc.gov/release/mayor-bowser-announces%E2%80%AFlegislation-protect-and-strengthen-dcs-housing-ecosystem>

In 2024, the Neighborhood Development Company (NDC) a mission-driven affordable housing provider that had operated since 1999 shut down due to what it described as inoperable local market conditions.¹³ Analysts noted that NDC could not stay afloat amid delayed payments, delayed eviction timelines, and increased interest rates.

Rent Control: Market Distortions and Reduced Housing Quality

Over half of DC's rental units are subject to rent control. Although rent control lowers rents in regulated units, it also creates significant market distortions. It can reduce the supply of rental housing, degrade housing quality, and increase rents in unregulated parts of the market. Rent control can discourage tenant mobility and make rental housing costlier and harder to find for new residents, especially in urban areas with restrictive land-use policies. This creates a divided housing market where long-term tenants enjoy stable, affordable rents even if their units no longer suit their needs, while newcomers face higher rents and fewer choices.

DBH Housing Voucher Scarcity and Lack of Transparency

Even DC's direct housing assistance programs have systemic policy gaps. DBH issues only about 20 new housing vouchers per year yet is required to house Saint Elizabeths patients before discharge. Before 2024, DBH had a Housing Eligibility Assessment List (HEAL)¹⁴ application; currently, there is no application process or waitlist. This policy vacuum leaves vulnerable residents including those being discharged from psychiatric institutions with no clear path to housing.

¹³ <https://www.bisnow.com/washington-dc/news/construction-development/neighborhood-development-company-folds-125698>

¹⁴ chrome-extension://efaidnbnmnibpcajpcglclefindmkaj/https://cdn.prod.website-files.com/65792ba62c7815e2cdc139a2/6941809e1daf511b67226c06_DRDC%20DBH%20Housing%20Voucher%20Transparency%20Act%20Testimony%20FINAL.pdf

Introduction

The District remains the economic center of the Washington Metropolitan Area, with a strong job base supported by the federal government and growing sectors such as light manufacturing and sustainability. The city continues to advance walkable, mixed-use neighborhoods with diverse housing and transportation options, and numerous development projects position the District for continued economic growth over the next five years. Despite these strengths, the District faces key challenges, including a mismatch between resident skills and available jobs, the need to further diversify beyond federal employment, and pressure on aging infrastructure. These issues must be addressed to fully realize the District’s economic potential.

Economic Development Market Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	148	33	0	0	0
Arts, Entertainment, Accommodations	39,097	78,981	16	16	0
Construction	8,150	16,290	3	3	0
Education and Health Care Services	51,570	121,068	21	25	4
Finance, Insurance, and Real Estate	15,477	27,403	6	6	0
Information	9,334	19,386	4	4	0
Manufacturing	2,257	1,379	1	0	1
Other Services	29,859	72,401	12	15	3
Professional, Scientific, Management Services	60,429	120,867	25	25	0
Public Administration	0	0	0	0	0
Retail Trade	20,021	23,005	8	5	-3
Transportation and Warehousing	4,120	3,143	2	1	-1
Wholesale Trade	3,853	4,804	2	1	-1
Total	244,495	488,760	--	--	--

Table 44 - Business Activity

Labor Force

Total Population in the Civilian Labor Force	411,410
Civilian Employed Population 16 years and over	382,110
Unemployment Rate	7.12
Unemployment Rate for Ages 16-24	1.72
Unemployment Rate for Ages 25-65	5.18

Table 45 - Labor Force

Alternate Data Source Name:
 2016-2020 ACS
Data Source Comments: Data pre-populated in IDIS system.

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	174,915
Farming, fisheries and forestry occupations	11,775
Service	30,895
Sales and office	55,560
Construction, extraction, maintenance and repair	9,715
Production, transportation and material moving	5,815

Table 46 – Occupations by Sector

Alternate Data Source Name:
 2016-2020 ACS
Data Source Comments: Data pre-populated in IDIS system.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	151,374	46%
30-59 Minutes	151,012	45%
60 or More Minutes	30,232	9%
Total	332,618	100%

Table 47 - Travel Time

Alternate Data Source Name:
 2016-2020 ACS
 Data Source Comments: Data pre-populated in IDIS system.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	14,295	2,800	12,095
High school graduate (includes equivalency)	35,950	7,590	21,345
Some college or associate’s degree	42,115	5,005	14,650
Bachelor’s degree or higher	231,940	5,900	20,070

Table 48 - Educational Attainment by Employment Status

Alternate Data Source Name:

2016-2022 ACS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Educational Attainment by Age

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	450	2,265	3,690	6,165	4,620
9th to 12th grade, no diploma	5,010	5,065	3,565	8,435	7,000
High school graduate, GED, or alternative	20,175	18,335	15,685	30,910	18,415
Some college, no degree	28,975	16,715	11,155	22,680	12,725
Associate's degree	1,190	3,430	2,610	5,680	2,865
Bachelor's degree	16,385	61,070	23,125	27,960	14,650
Graduate or professional degree	1,750	57,020	46,165	44,340	25,640

Table 49 - Educational Attainment by Age

Alternate Data Source Name:

2016-2020 ACS (Most Recent)

Data Source Comments: Data pre-populated in IDIS system.

Based on the Business Activity table above, what are the major employment sectors within the state?

The business activity table above shows that 25 percent of the workforce is in the professional, scientific, managerial services and 22 percent are in the education and health care services. These two business activities equate to more than half of the total professions.

Describe the workforce and infrastructure needs of the business community:

The District continues to face a significant challenge in aligning available jobs with the education and skill levels of many residents. Income disparities are closely tied to educational attainment, as higher-wage jobs increasingly require advanced education or technical credentials. Residents without post-secondary training often experience low wages, limited benefits, unstable part-time employment, and higher unemployment rates.

As a regional employment hub, the District's competitiveness depends on reliable and modern infrastructure. With most of Downtown already built out, growth is shifting toward emerging areas in Northeast, the Waterfront, and Southeast. These areas require substantial infrastructure upgrades—such as lead pipe replacement, improved streets and sidewalks, and enhanced lighting—to support long-term commercial and mixed-use development.

Addressing these needs is complicated by structural revenue constraints. The District cannot tax non-resident income, even though commuters hold roughly two-thirds of all jobs. The daytime population rises by nearly 79%,

placing added strain on transportation networks and public services. In addition, large amounts of federally owned and tax-exempt property reduce the taxable land base. Despite these limitations, the District is expected to provide a comparable level of services to other cities that possess broader taxing authority. These pressures place increased demand on local revenues and contribute to some of the highest tax burdens in the region.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The District is poised to benefit from major public and private sector investments that will shape job creation, business development, housing demand, and neighborhood revitalization. Redevelopment efforts at St. Elizabeths East, Poplar Point, Walter Reed, Buzzard Point, the RFK campus planning area, and Union Station will generate construction employment, long-term commercial jobs, new retail opportunities, and additional mixed-income housing. Continued investment in the Anacostia Waterfront, Downtown revitalization initiatives, and commercial corridor improvements in Wards 5, 7, and 8 will further expand opportunities for small businesses, tourism, entertainment, and community-serving retail.

Public infrastructure upgrades—including WMATA modernization, bridge and roadway rehabilitation, broadband expansion, stormwater improvements, and clean-energy projects—will support economic growth by strengthening mobility, reliability, and access to job centers. Climate resiliency and green building initiatives are also expected to create demand for skilled trades workers, energy-efficiency specialists, and environmental service professionals.

These investments, however, may also increase land values and rents in targeted growth areas, creating pressures on legacy small businesses, lower-income residents, and industrial uses. To ensure inclusivity, the District will need to balance economic development with affordability, anti-displacement strategies, and equitable access to opportunity. This environment will also heighten workforce development needs. Residents—particularly those in Wards 7 and 8, public housing communities, returning citizens, youth, and low-income households—will require stronger access to career pathways in expanding sectors such as healthcare, information technology, construction, hospitality, education, logistics, and green infrastructure. Expanded apprenticeship opportunities, pre-apprenticeship programs, digital literacy training, credentialing pathways, childcare support, transportation assistance, and reentry employment services will be central to connecting residents to quality jobs.

Small business support needs will grow as well. Priority actions include providing technical assistance, low-interest capital, storefront improvement grants, procurement opportunities, commercial lease support, and entrepreneurship training.

Finally, the District’s infrastructure needs will expand alongside growth, including affordable commercial space, modernized transit systems, safer streets, utility upgrades, flood mitigation, broadband access, improved streetscapes, and continued investment in public facilities. Coordinated efforts across housing, workforce development, transportation, and neighborhood commercial corridors will be critical to ensuring that economic growth over the next five years benefits all District residents.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

The District continues to experience a significant gap between the skills required for available jobs and the education and training levels of many residents, particularly those who are under- or unemployed. Professional and Technical Services—representing one in five private-sector jobs—includes occupations such as lawyers, architects, engineers, and consultants that require advanced degrees or specialized credentials. As a result, only one-third of jobs in the District are held by District residents, limiting access to higher-wage employment and reinforcing long-standing poverty in several neighborhoods.

These skills directly contributes to widening economic disparities. Household incomes in Wards 7 and 8 remain well below the District median—41% and 54% lower, respectively—reflecting limited access to high-skill career pathways and persistent barriers to economic mobility.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

District's Workforce Investment Council

The District's Workforce Investment Council (WIC) is a private-sector led board responsible for advising the Mayor, Council, and District government on workforce investment issues in the City. In addition to developing policies and overseeing the implementation and continuous improvement of workforce development programs, the WIC administers a sector-specific program for the hospitality and construction industries that promotes a shared understanding of workforce needs, advance training to meet those needs, and coordination services for job seekers and employers. Within the hospitality sector, the WIC provides grants for hotel occupation training and culinary arts training, recently awarded grants to DC Central Kitchen, the University of the District of Columbia, Goodwill of Greater Washington, and Progressive Partners LLC. Within the construction sector, the WIC provides grants for pre-apprenticeship training and support services. The WIC also convenes a Construction Industry Advisory Committee to provide input on the broader workforce system's construction-related efforts.

Apprenticeship Program

DOES coordinates an apprenticeship program for on-the-job training and technical certifications for adults with a high-school diploma or GED equivalent. Classroom instruction that outlines practical and theoretical aspects of the job coupled with hands-on work help students develop the education and ability to master trade occupations, including, but not limited to welding and carpentry; the program is an alternative to a typical 4-year degree.

LEAP (Learn, Earn, Advance, Prosper)

DOES created an "earn and learn" program to link unemployed residents with employment, education and training opportunities. The earn-and-learn approach applies to the apprenticeship model to skill development, allowing individuals participating in an on-the-job training experience through work and related technical instruction. This framework allows individuals to earn wages while learning a trade. The program's capacity this year is 160 people and will focus on enrolling individuals participating in the rapid rehousing and Tenant Assistance for Needy Families (TANF) who are nearing the end of their benefits.

Project Empowerment

The Project Empowerment Program is another DOES-run employment program that provides job readiness training, work experience, and job search assistance to District residents who face multiple barriers to employment, including persons experiencing homelessness, a conviction of a felony, basic skills deficiencies, or a history of substance abuse. Participants attend an intensive, three-week training course, and upon completion, have the opportunity for up to 6 months of employment subsidized by DOES. Supportive services, including adult basic education, job coaching and occupational skills training happen concurrently. The program served 585 people in fiscal year 2015.

Summer Youth Employment Program

DOES manages a summer youth employment program for District youth ages 14 to 24. DOES subsidize placements in the private and public sectors for youth to learn and develop skills, attitudes, and commitment necessary to succeed in the workplace. In fiscal year 2015, 13,163 youth participated in this program, and over half came from neighborhoods East of the River. Most employer partners were community-based organizations (220), followed by private sector companies (146) and DC Government Agencies (67).

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The District participates in the Metropolitan Washington Council of Governments and supports the Region Forward Plan, which promotes an accessible, sustainable, and economically competitive National Capital Region. The plan emphasizes a diversified economy, reduced economic disparities through balanced growth and access to quality jobs, and recognition of the region's role as the seat of the federal government.

Locally, business attraction and retention efforts are led by the Office of the Deputy Mayor for Planning and Economic Development. These efforts include tax incentives for high-tech firms, technology grants for early-stage entrepreneurs, and capital improvement grants that support revitalization in emerging commercial corridors. The Department of Small and Local Business Development provides microloans and technical assistance, and both DSLBD and DHCD offer support services to help small businesses grow and strengthen neighborhood-level economic activity.

Discussion:

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No. The Housing cost burden, the city's major housing problem, is an issue faced by low and moderate-income households across the District.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentration Defined: HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts where more than 50% of residents identify as non-white and where the poverty rate either exceeds 40% or is at least three times the citywide average. These dual thresholds — measuring both racial composition and economic distress — are designed to identify neighborhoods where structural disadvantage and demographic isolation reinforce one another.

In the District, R/ECAPs are concentrated primarily in neighborhoods east of 16th Street NW and east of the Anacostia River, encompassing large portions of Wards 7 and 8. These areas reflect decades of racially discriminatory housing policies, including redlining, urban renewal displacement, and the deliberate siting of public housing in geographically isolated communities. No racial or ethnic group in the District experiences residential segregation as severely as the Black population, which has been systematically excluded from high-opportunity neighborhoods through both public policy and private market practices.

The District's 2011 Analysis of Impediments to Fair Housing Choice, updated in 2019, identifies this entrenched pattern of physical and economic segregation as the city's most significant and persistent fair housing challenge — one that continues to limit access to quality schools, employment, healthcare, and neighborhood investment for tens of thousands of Black and low-income residents.

What are the characteristics of the market in these areas/neighborhoods?

Market conditions in R/ECAP neighborhoods vary because they span multiple wards. Over the past decade, the District has faced intense pressure from rapid population growth, which has contributed to revitalized neighborhoods but also rising housing costs due to limited supply. Some R/ECAPs consist of concentrated poverty or subsidized housing located next to rapidly appreciating markets. Others remain areas with limited retail and business activity, low housing values and appreciation rates, low median family incomes, and the highest levels of poverty, unemployment, and subsidized housing in the city.

Are there any community assets in these areas/neighborhoods?

These neighborhoods contain important community assets, including Metrorail and bus services, commercial corridors, community centers, and nonprofit organizations that provide financial assistance, housing resources, business support, and public services.

Are there other strategic opportunities in any of these areas?

Expanding affordable housing that promotes racial, ethnic, and economic integration is essential to diversifying the District's housing supply. Strategic opportunities include public improvements, community facility development, reuse of publicly owned vacant properties, mixed-income housing—especially where market-rate

units can support deeper affordability—homebuyer and home rehabilitation programs, and small business support. The District’s ongoing planning process includes proposed measures to protect market-affordable rental housing and will identify additional community needs and strategies. Preservation, improvement, and expansion of deeply affordable housing, along with access to community and health services, remain top priorities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The 6th (and latest) version of the [Federal Communications Commission's National Broadband Map](#) shows 99.91% coverage with Fixed Broadband and 100% coverage with Mobile Broadband. Further, the National Telecommunications and Information Administration has accepted the District's Broadband Equity Access and Deployment Program Final Proposal, showing there are no remaining Broadband Serviceable Locations to connect in the District which once updated, will be reflected in version 7 of the FCC National Broadband Map to show 100% connectivity. (<https://broadbandmap.fcc.gov/location-summary/fixed>)

However, the District's Five-Year Digital Action Plan, authored in April 2024 showed that according to the 2021 American Community Survey, approximately 88,000 DC residents in about 39,000 households (23 percent) do not have broadband subscriptions. The 2024 American Community Survey (the latest year with data available), shows that approximately 24,000 households (7.5 percent) remain without an internet subscription; a reduction of 15,000 households in 3 years. (<https://techplan.dc.gov/page/about-2023-2025-plan>)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The District has more than one broadband internet service provider serving the District. As early as 2017, according to the FirstNet Regional Programmatic Environmental Impact Statement (PEIS), indicated near universal wireless coverage by 5 providers and as much as 86.65% fiber coverage by 10 providers.

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The District is surrounded by Anacostia and Potomac River most District housing near these areas are located high enough or far enough away from these bodies of water that natural flooding is not a concern. FEMA is currently revising its flood maps of the District to reflect increased risks from climate change. Flooding caused by intense rain events and limited storm sewer capacity is a problem in some areas of the District. Climate change-related hazards beyond flooding include increasingly violent storm and hot summers.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Flooding is a problem for low- and moderate-income households because of the high costs associated with recovery from the remediation of flood damage. These households are also less likely to have flood insurance to help with these costs. Storms are becoming more intense as a result of climate change. High winds associated with powerful thunderstorms can knock down trees and powerlines, damaging homes and property. Low and moderate-income households have fewer resources to recover from this kind of storm damage.

Increasingly hot summers in the in the District creates health risk for those who do not have access to properly cooled and ventilated spaces. Low- and moderate-income households do not always have air conditioning nor can afford the electricity costs to run those systems on a regular basis. Homeless individuals are also at risk unless they can access cooling shelters, which the District provides during extreme heat.

Strategic Plan

SP-05 Overview

Strategic Plan Overview:

The 2027–2031 Consolidated Plan is structured to provide flexibility in program design while directly addressing the District’s identified Priority Needs. The Strategic Plan highlights three core priorities: access to housing, preventing and ending homelessness, and supporting long-term housing stability. These priorities align with the findings of the Needs Assessment and Housing Market Analysis, which show that extremely low- and very low-income households face severe housing cost burdens; low- and moderate-income households are largely unable to afford homeownership in the District; and many individuals experiencing homelessness struggle to secure affordable housing and require supportive services.

SP-10 Geographic Priorities - 91.315(a)(1)

Geographic Area

Table 1 - Geographic Priority Areas

1	Area Name:	Distressed Areas
	Area Type:	District-Wide
	Other Target Area Description:	Determined by Census Tract
	HUD Approval Date:	Not Applicable
	% of Low/ Mod:	80% or Less Household AMI
	Revital Type:	Comprehensive
	Other Revital Description:	Affordable housing and community development
	Identify the neighborhood boundaries for this target area.	Neighborhood boundaries will be updated on an annual basis in the Annual Action Plan and are those census tracts with a poverty rate greater than 20% using the most appropriate data from the U.S. Census. The current 5-year American Community Survey was used in this first determination; median assessed value is less than or equal to 80% of the District median assessed value; median appreciation rate is less than or equal to 80% of the median citywide appreciation rate. Tracts that meet all three criteria are deemed distressed.
	Include specific housing and commercial characteristics of this target area.	Higher rates of poverty and lower median educational attainment than the rest of the District; lower home assessments and home appreciation than the rest of the District; distressed storefront facades; less business activity than other parts of the District.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Common themes emerged from both residents and organizations that contributed to this target area, including the need to de-concentrate poverty and provide neighborhood-based amenities in underserved communities.
	Identify the needs in this target area.	Improvements that increase the desirability in these neighborhoods, including facade improvements, environmental design improvements, infrastructure improvements, greater retail and economic opportunity, and increased neighborhood amenities.
	What are the opportunities for improvement in this target area?	Transformation of publicly owned vacant and abandoned properties into community assets, access to bus and metro rail provides vital connections to jobs and amenities; exceptions to affordability covenants under the local Housing Production Trust Fund program; Great Streets Corridors provide economic development funding.
	Are there barriers to improvement in this target area?	Lack of quality jobs; skills gap between jobs available and residents who live in these neighborhoods; retail growth

	limited given high poverty rates; as a result of the 1998 HUD sanction/suspension, DHCD may not engage in economic development activities using CDBG funds, and may not engage in direct small business loans.
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Table 50

2	Area Name:	Neighborhood Revitalization Strategy Area
	Area Type:	Specific Areas in Ward 7 and 8
	Other Target Area Description:	None
	HUD Approval Date:	11.17.2021
	% of Low/ Mod:	80% or Less Household AMI
	Revitalization Type:	Comprehensive
	Other Revitalization Description	Housing and Community Development
	Identify the neighborhood boundaries for this target area.	Ward 7 and 8 (Please see NRSA planning document.)
	Include specific housing and commercial characteristics of this target area.	Higher rates of poverty and lower median educational attainment than the rest of the city; lower home assessments and home appreciation than the rest of the city; distressed storefront facades; less business activity than other parts of the city.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Common themes emerged from both residents and organizations that contributed to this target area, including the need to de-concentrate poverty and provide neighborhood-based amenities in underserved communities.
	Identify the needs in this target area.	Improvements that increase the desirability in these neighborhoods, including facade improvements, environmental design improvements, infrastructure improvements, greater retail and economic opportunity, and increased neighborhood amenities.
	What are the opportunities for improvement in this target area?	Transformation of publicly owned vacant and abandoned properties into community assets, access to bus and metro rail provides vital connections to jobs and amenities; exceptions to affordability covenants under the local Housing Production Trust Fund program; Great Streets Corridors provide economic development funding.
	Are there barriers to improvement in this target area?	Lack of quality jobs; skills gap between jobs available and residents who live in these neighborhoods; retail growth limited given high poverty rates; as a result of the 1998 HUD sanction/suspension, DHCD may not engage in economic development activities using CDBG funds, and may not engage in direct small business loans.

Table 51

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Within the Eligible Metropolitan Statistical Area (EMSA), Housing Opportunities for Persons with AIDS (HOPWA) funds are allocated based on each jurisdiction's share of residents living with HIV. This includes the District and Maryland's Calvert and Charles counties. Within the District, HOPWA funding is distributed according to HUD's annual formula, which relies solely on documented HIV/AIDS case counts in the region. DHCD then awards these funds locally through a Request for Applications (RFA) process.

The District also prioritizes neighborhood investments—such as development finance, property acquisition and disposition, and residential programming—in ways that affirmatively further fair housing. Because neighborhood conditions evolve over time due to development activity, market shifts, and demographic change, DHCD uses current federal and local datasets to identify priority areas through its consolidated Request for Proposals (RFP) process. Factors considered include crime rates, poverty levels, and access to quality schools and employment opportunities. All federal resources, including National Housing Trust Fund dollars, follow this same prioritization framework.

Additionally, activities funded through the Community Development Block Grant (CDBG) Program must take place in census tracts where at least 51 percent of residents earn no more than 80 percent of the area median income.

SP-25 Priority Needs - 91.315(a)(2)

Table –Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	District Wide Wards 7 and 8
	Associated Goals	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership/Tenancy Among Households Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Address Blighted and Sub-standard Property Issues Promote Energy-Efficiency & Green Building Community Resilience in a Disaster Strengthen Organizational Capacity of Non-Profits
	Description	Federal and local funds will be used to retain the District's existing subsidized housing stock. Constructing new units to expand the supply of affordable units. Funds are restricted to households earning <u>up to</u> 80% of AMI. Local Housing Production Trust Fund (HPTF) monies will follow regulatory requirements - 40% of funds for households earning under 30% AMI, 40% of funds to households earning under 50% AMI, and 20% of funds to households earning under 80% AMI. The Housing Trust Fund will specifically target extremely low-income households that earn less than 30% AMI.
	Basis for Relative Priority	Subsidized housing is a need in the District due to the percentage of households who are cost-burdened; the high cost of the rental market and DCHA's large waiting list. The need to both preserve existing affordable housing and expanding the supply of housing is a high priority for the District.
2	Priority Need Name	Persons Living Without a Home or At Risk of Living Without a Home
	Priority Level	High
	Population	Extremely Low (<30% AMI) Low (30%-50% AMI) Moderate (50%-80% AMI) Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities

		Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Veterans Other
	Geographic Areas Affected	District-wide
	Associated Goals	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership/Tenancy Among Low-to-Moderate-Income Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Address Blighted and Sub-standard Property Issues Promote Energy-Efficiency & Green Building Strengthen Organizational Capacity of Non-Profits
	Description	The District will support individuals experiencing or at risk of homelessness by expanding permanent supportive housing, transitional housing, rapid rehousing, and emergency rental assistance. It will continue investments in shelter replacement and improvement projects to help residents move more quickly into stable housing. The National Housing Trust Fund-will prioritize creating affordable, permanent housing with supportive services for extremely low-income and chronically homeless households.
	Basis for Relative Priority	Subsidized housing is a need in the District due to the percentage of households who are cost burdened, the high cost of the rental market and DCHA's large waiting list. The need to both preserves existing affordable housing and expanding the supply of housing is a high priority for the District.
3	Priority Need Name	Neighborhood Investments – Affirmatively Furthering Fair Housing (AFFH)
	Priority Level	High
	Population	Households Individuals Businessness Non-profits
	Geographic Areas Affected	District Wide
	Associated Goals	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership/Tenancy Among Low-to-Moderate-Income Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Address Blighted and Sub-standard Property Issues Promote Energy-Efficiency/Community Resilience Enhance/Improve Access to Amenities Near Affordable Housing Foster Small and Local Business Development Foster Nonprofit Capacity Building and Development
	Description	The Geographic area is District-Wide. Increasing housing affordability and accessibility in high-opportunity neighborhoods; ensuring District services are prioritized by corresponding agencies so that neighborhoods in transition are not negatively impacted by new development; integrating neighborhoods racially, ethnically, and economically. In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities. To balance increased housing costs, as a result of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing, and promoting new affordable housing opportunities, through programs such as the Tenant Opportunity to Purchase Act (TOPA).
	Basis for Relative Priority	Income inequality, caused by differences in educational attainment, and neighborhood quality exist across all Wards, and a theme in the data analysis presented in the Needs Assessment and Market Analysis section and other DC planning reports, such as Sustainable DC 2.0.
4	Priority Need Name	Capacity-Building
	Priority Level	High

	Population	Extremely Low (<30% AMI) Low (>30%-50% AMI) Moderate (>50%-80% AMI) Large Families Families with Children Elderly Public Housing Residents Veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	District-Wide
	Associated Goals	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership/Tenancy Among Households Strengthen Tenancy Among Low-to-Moderate Income Households Address Underused and Sub-Standard Property Issues Strengthen Organizational Capacity of Non-Profits
	Description	Educational programs for residents, developers, and community-based partners that focuses on housing skill development, including but not limited to real estate classes for private developers, affirmative fair housing marketing techniques, empowering residents with financial literacy, housing counseling, and tenant rights, assisting non-profits to acquire community development certifications to better assist District residents, and increase knowledge about funding opportunities and regulatory and program processes.
	Basis for Relative Priority	During the consultation process, stakeholders identified capacity-building, including fair housing counseling/education, financial literacy and homebuyer counseling, and home rehab education activities for residents as a high priority. Recognizing that federal and local funds are only as impactful as the organizations that receive funds to produce housing, deliver services, and market programs, agency consultations identified educational programming for non-profit organizations, housing developers, and community-based partners as being critical.
5	Priority Need Name	Sustainability/Green Building/Community Resiliency
	Priority Level	High
	Population	Extremely Low (<30% AMI) Low (>30%-50% AMI) Moderate (>50%-80% AMI)

		Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Persons Living without a Home and Their Families Unaccompanied/Emancipated Youth Victims of Domestic Violence Veterans Nonprofits Businesses Other
	Geographic Areas Affected	District Wide
	Associated Goals	Ensure Housing Stock is Safe/Healthy/AccessiblePromote Energy-Efficiency/Community Resilience Enhance/Improve Access to Amenities Near Affordable Housing
	Description	Activities that support the District's sustainability and resiliency goals and green building incentives that decrease energy consumption and costs for low-income households and small and local businesses.
	Basis for Relative Priority	The Sustainable DC2.0 plana District-wide plan aimed at ensuring Washington, DC is the healthiest, greenest, and most livable city in the United States by 2032 -outlines key strategies and goals that were based off of significant public engagement and inter-agency collaboration
6	Priority Need Name	Plans/Studies
	Priority Level	High
	Population	Other
	Geographic Areas Affected	District Wide Wards 7 and 8
	Associated Goals	AD: Promote Effective Comm. Dev. -Planning Research
	Description	Needs Assessments, Market Studies, Transportation Studies, Environmental Studies, and Appraisals
	Basis for Relative Priority	Federal and local data, appraisals, market studies, transportation studies, environmental studies, the Assessment of Fair Housing Choice, among others, will shape funding activities through a better understanding of current demographics, historical and trending racial and ethnic compositions, land condition and the best and highest use for public land. Studies will also assist tenant organizations who exercise their Right of First Refusal under TOPA, co-operatives, and non-profit organizations to support needed pre-development activities.
7	Priority Need Name	Facility Based Housing Operations
	Priority Level	High
	Population	Extremely Low Income Persons with HIV/AIDS Persons with HIV/AIDS and Their Families
	Geographic Areas Affected	DC EMSA for HOPWA
	Associated Goals	Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health. Preventing separation of dependent children from single parents living with HIV who are at risk of

		being homeless. Providing immediate temporary housing assistance to homeless persons living with HIV
	Description	To provide short-term and/or transitional housing to persons living with HIV.
	Basis for Relative Priority	Through planning and consultations, it has been determined that persons living with HIV may experience sudden loss of housing and many are currently couch surfing. Multiple studies, including those conducted under the Ryan White program have also identified stable housing is a valuable social determinant of health.
8	Priority Need Name	Tenant Based Rental Assistance (TBRA)
	Priority Level	High
	Population	Large Families with Children Persons with HIV/AIDS
	Geographic Areas Affected	District Eligible Metropolitan Statistical Areas (EMSA) for HOPWA
	Associated Goals	Helping persons living with HIV to live independently without Stigma. Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.
	Description	Tenant-Based Rental Assistance (TBRA) is a voucher program for individuals and families living with HIV/AIDS.
	Basis for Relative Priority	TBRA provides rental assistance payments directly to a private landlord. Households must pay 30% of adjusted monthly income towards rents.
9	Priority Need Name	Short Term Rent Mortgage and Utility Assistance
	Priority Level	High
	Population	Families with HIV/AIDS with Children Extremely Large Families with persons with HIV/AIDS
	Geographic Areas Affected	District EMSA for HOPWA
	Associated Goals	Helping persons living with HIV to remain in their current private housing.
	Description	Funds to support persons with HIV/AIDS to maintain their current housing status. Assistance cannot exceed 21 weeks in a 52-week period.
	Basis for Relative Priority	Through the planning process, it has been deemed a priority to allocate funds so that persons living with HIV who may experience temporary issues will not lose their current private and independent living situation. Once clients lose housing, it may prove too costly for them to re-establish themselves with permanent housing.
10	Priority Need Name	Housing Information and Referral Services
	Priority Level	High
	Population	Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Persons with HIV/AIDS and their Families
	Geographic Areas Affected	District EMSA for HOPWA
	Associated Goals	Linking persons living with HIV to suitable housing.
	Description	Provides intake, linkages, and assessments to housing for persons living with HIV.
	Basis for Relative Priority	Housing Information and Referral services is one of the eligible activities of the HOPWA program; however, not everyone will be able to receive funds from HOPWA to secure housing. Therefore, it has been deemed necessary during the planning process to assist persons seeking housing options with referrals to other programs and funding sources.
	Priority Need Name	HIV/AIDS Supportive Services
11	Priority Need Name	HIV/AIDS Supportive Services

	Priority Level	High
	Population	Large families with Children Persons with HIV/AIDS and their Families
	Geographic Areas Affected	District EMSA for HOPWA
	Associated Goals	Helping persons living with HIV to maintain housing stability Helping persons living with HIV to become self-sufficient
	Description	To provide case management, transportation, financial literacy, computer literacy, job training, nutrition, and substance abuse counseling to persons living with HIV.
	Basis for Relative Priority	Previous community meetings identified the need for job training and financial and computer literacy as services that would facilitate self-sufficiency among persons living with HIV. HOPWA program guidance also requires that housing case management be made available to improve access to stable housing.
12	Priority Need Name	Permanent Housing Placement
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS
	Geographic Areas Affected	District EMSA for HOPWA
	Associated Goals	Helping persons living with HIV obtain rental housing.
	Description	To assist persons living with HIV/AIDS with security deposits and application fees, not exceeding up to two months of rent charged for housing.
	Basis for Relative Priority	This is an eligible activity under the HOPWA program, and it has been demonstrated during previous years of program delivery that clients may be in need of assistance to move into decent, safe, sanitary, and affordable units
13	Priority Need Name	Resource Identification
	Priority Level	High
	Population	Persons with HIV/AIDS
	Geographic Areas Affected	District EMSA for HOPWA
	Associated Goals	Developing housing resources for persons living with HIV.
	Description	Funds to provide for planning and research into developing and accessing resources to provide greater housing choice and supportive services for persons living with HIV.
	Basis for Relative Priority	During its planning the HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) determined that changing conditions with the HIV epidemic requires new and innovative programming. Primarily, persons living with HIV have better health outcomes and resources available to assist persons living with HIV has not caught up to improved longevity. If innovative techniques are not identified, fewer persons will be assisted with HOPWA funds.

Table 52

Narrative

The first six priority needs were developed by the District for the CDBG, HOME, HTF and ESG programs. DC Health developed an additional eight priority needs reflective of all HOPWA jurisdictions in the Eligible Metropolitan Statistical Area, including the District. These priority needs include: Facility Based Housing Operations, Tenant-Based Rental Assistance, Short-term Rent, Mortgage, and Utility Assistance, Housing Information and Referral Services, HIV/AIDS Supportive Services, Permanent Housing Placement, and Resource Identification.

SP-30 Influence of Market Conditions - 91.315(b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA):	The District faces significant housing cost burdens driven by rapid population growth and rising housing prices. Lower-income households are increasingly strained as unsubsidized affordable units transition to higher market rates, reducing the availability of affordable housing options.
TBRA for Non-Homeless Special Needs:	Non homeless special needs housing in the District requires significant subsidy due to the cost of providing both affordable units and supportive services. These projects rely on layered local and federal funding, including grants, loans, tax credits, and vouchers. Tenant-based rental assistance provides an additional tool to help residents secure safe, stable housing and allows rapid placement in emergencies, such as for victims of domestic violence.
New Unit Production	Housing production in the District remains extremely costly due to high land values and rising construction expenses, requiring substantial public subsidy for affordable units. To address these costs, the District uses multiple financing tools alongside the Housing Production Trust Fund. The Property Acquisition and Disposition Division (PADD) also operates a turn-key initiative, building or rehabilitating housing on publicly owned land and disposing of completed units for immediate use, helping the District produce affordable housing more efficiently in a high-cost market.
Rehabilitation	Much of the District’s housing stock is older and requires significant rehabilitation, including historic preservation, accessibility upgrades, environmental hazard abatement, and code compliance. These needs make rehabilitation costly, especially for multi-family affordable housing. DCHA, the District’s largest affordable housing provider, continues to face major challenges maintaining and rehabilitating its public housing portfolio.
Acquisition, including preservation	The District faces limited developable land and high acquisition costs, making affordable housing infeasible without significant public subsidy. Acquisition assistance helps residents and developers preserve affordability through the Tenant Opportunity to Purchase Act, and additional funds support the remediation of vacant and blighted properties. PADD strategically acquires properties to spur reinvestment and expand affordable housing in constrained markets. The “Office to Anything” program, which will incentivize the repositioning of office space into new, activated commercial, entertainment, retail, or non-residential spaces. The eligible area for Office to Anything is informed by the Office of Planning’s Central Washington Planning Area plus 1,750 linear feet in any direction beyond the boundary. Office to Anything Program dmped

Table 53

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction:

Table 1- Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of Con Plan	Narrative Description
CDBG	Public-federal	Acquisition; Admin & Planning; Economic Development; Public Improvements; Public Services	<u>Annual Allocation:</u> \$15,203,889 <u>Program Income:</u> \$5,000,000 <u>Prior Year Resources:</u> \$13,000,000 <u>Total:</u> \$33,203,889	\$80,815,556	Total amounts to \$114,019,445.00 is a calculated projection based upon flat level program entitlement allocation, FY 2027 carryover and program income.
HOME	Public-federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	<u>Annual Allocation:</u> \$5,778,308.06 <u>Program Income:</u> \$3,000,000 <u>Prior Year Resources:</u> \$14,800,000 <u>Total:</u> \$23,578,306.06	\$35,113,232.24	Total amounts to \$58,691,538.30 is a calculated projection based upon flat level program entitlement allocation, FY 2027 carryover and program income.
HOPWA	Public-federal	TBRA; STRMU; Supportive Services; Housing Placement; Housing Information and Resources	<u>Annual Allocation:</u> \$9,954,867 <u>Program Income:</u> \$0 <u>Prior Year Resources:</u> \$4,205,740 <u>Total:</u> \$16,509,113	\$66,036,452	Total amounts for five-years \$82,545,565
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	<u>Annual Allocation:</u> \$1,351,146 <u>Program Income:</u> \$0 <u>Prior Year Resources:</u> \$0 <u>Total:</u> \$1,351,146	\$5,404,584	Total amounts for five-years \$6,755,730.00
HTF	Public-federal	Acquisition; Admin and Planning; Multifamily rental new construction; Multifamily rental	<u>Estimated Annual Allocation:</u> \$3,000,000 <u>Program Income:</u> \$0	\$12,000,000	Total amounts for five-years \$20,651,285.91 is a calculated projection based upon flat level program entitlement allocation, FY

		rehab; New construction for ownership	<u>Prior Year Resources:</u> \$5,651,285.91 <u>Total:</u> \$8,651,285.91		2027 carryover and no anticipated program income.
Other Emergency Housing Vouchers American Voucher Plan	Public-federal	Financial Assistance; Rental Assistance; Services	\$17,000,000	\$0	Total amounts for five-years \$17,000,000
On June 10, 2021, HUD awarded the District \$17,000,000 through the American Rescue Plan for Emergency Housing Vouchers. This amount is subject to change. Other Housing Production Trust Fund for Development of Affordable Housing	Public-local	Multifamily rental new construction; New construction for ownership	\$50,000,000	\$50,000,000	Mayor Proposed FY 27 Budget: \$50,000,000 to be allocated for the development of affordable housing. These funds will be used to provide a Match to the HOME Program. FY 22 Budget is not final at the time of publication. This amount is subject to change.
Other Low Income Housing Tax Credit	Public-federal	Multifamily rental new construction; Multifamily rental rehab; Permanent housing placement	\$18,000,000	\$72,000,000	Total amounts to \$90,000,000 for five-years.
CDBG Section 108 Loan Guarantee Program	Public-federal	Affordable Housing Development	\$40,000,000	\$40,000,000	Section 108 loan funds will be used to finance affordable housing development.

Table 54

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

The Housing Production Trust Fund (HPTF) is the District's primary tool for developing and preserving affordable housing, providing substantial, annual funding and long-term affordability requirements. HPTF supports non-profit developers, mission-driven for-profits, and tenant purchases under TOPA, with funds targeted primarily to low-income households. The District also uses HPTF to meet its required HOME match. HOME Match: All recipients of HOME funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds drawdown from HOME Investment Trust Funds, the District incurs a matching liability, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the Housing Production Trust Fund for HOME match requirements. DHCD also collects program income from loan repayments under CDBG and HOME, adding to available resources for affordable housing and community development.

ESG match requirements are met through locally funded rapid rehousing programs, while HOPWA services leverage a mix of local and federal resources. HOPWA does not facilitate a match requirement.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan:

Property Acquisition Disposition Division (PADD) converts vacant and blighted properties into affordable housing and community assets through several disposition methods. These include development solicitations, small-scale negotiated sales, and Turn-Key projects, where the District builds or rehabilitates homes on public land and delivers completed units for immediate use—an efficient tool for producing affordable housing on sites that are not feasible for private development. Special projects are used for sites better suited to community amenities rather than housing.

Discussion:

Public land management agencies that dispose of properties under the D.C. 33 Official Code §10-801 are subject to the Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30 percent in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20 percent in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30 percent of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50 percent of AMI. In buildings with ownership units, half of the affordable units shall be restricted to residents who earn less than 50 percent of AMI and the other half of the affordable units shall be restricted to 80 percent or less.

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Entity Type	Role	Geographic Area Served
Department of Housing and Community Development	Government	Consolidated Planning POC, CDBG, HOME, HTF, Environmental Reviews, Program Recipient	District
Department of Health	Government	HOPWA Recipient	Eligible MSA DC, MD, VA & WVA
Department of Human Services (DHS)	Government	ESG Recipient	District
DC Housing Authority	PHA	Housing & Housing Assistance	District
Interagency Council on Homelessness	Government	Continuum of Care Lead: Governance and Strategic Planning Board for the Continuum of Care (CoC)	District
DC Department of Behavioral Health	Government	Special Needs Housing	District
The Community Partnership (TCP)	Non-Profit	Homeless Management Information System (HMIS) Administrator, Coordinated Assessment and Housing Placement (CAHP) Administrator, Point In Time (PIT) Count Coordinator, and Collaborative Applicant to HUD Continuum of Care (CoC) Program Funding	District
Community Based Organizations	Non-Profit Organizations	Non-Homeless Special Needs, Homelessness	District, HOPWA ESA
Northern Virginia Regional Commission	Regional Organization	Planning Non-Homeless Special Needs, Homelessness	Northern Virginia Region
Community Networks Inc.	Non-Profit Organizations	Planning Non-Homeless Special Needs, Homelessness	Jurisdiction Jefferson County, West Virginia

Table 55 - Institutional Delivery Structure

DHCD coordinates outreach for its Consolidated Planning process with Sister Agencies as well as community-based organization (CBO) partners. DHCD's strong inter- and intra-departmental coordination enhances collaboration across programs and projects. DHCD's CBO partners play a critical role in delivering services across the District. DHCD also collaborates with Community Housing Development Organizations (CHDOs) to expand affordable housing opportunities in the District. CHDOs are federally certified, community-based nonprofits whose primary mission is the development of affordable housing. DHCD certifies CHDOs using HUD's criteria, including a review of financial audits and organizational capacity. The District currently has one certified CHDO and three CHDOs pending application. DHCD is actively seeking more applications.

The HIV/AIDS, Hepatitis, STD & TB Administration (HAHSTA) administers the HOPWA program across all jurisdictions within the Eligible Metropolitan Statistical Area (EMSA) through individual service agreements. Each jurisdiction coordinates with its community partners and HAHSTA to implement HOPWA-funded activities. Since each jurisdiction operates within a distinct housing and medical continuum of care, program delivery and data collection continue to require close coordination. Furthermore, there is a chance that beginning July 1, 2027, HOPWA's EMSA will change to the District and Maryland only, as Virginia and West Virginia counties move to Fairfax's consortium.

The Interagency Council on Homelessness (ICH) serves as the governance and strategic planning body for the District's Continuum of Care (CoC). ICH manages planning for homeless services and housing through standing committees and specialized workgroups that assess needs, identify gaps, and implement strategies outlined in Homeward DC—the District's strategic plan to make homelessness rare, brief, and non-recurring.

The DC Housing Authority (DCHA), designated by HUD as a Moving to Work (MTW) agency, has flexibility to test innovative approaches to affordable housing. In the District, this includes the use of local blended subsidies to rehabilitate public housing and create replacement units, as well as a Homeownership Assistance Program that prepares residents for pathways to homeownership. DCHA collaborates with DHCD to connect families to homebuyer programs and administers local project-based voucher programs with extended contract terms and higher federal unit thresholds.

The DC Department of Human Services (DHS) provides a broad array of supportive services that create conditions for residents to achieve stability and economic opportunity. DHS coordinates workforce connections, economic assistance, and supportive services, and also manages the District's locally funded homeless services.

The Community Partnership (TCP), a nonprofit entity, administers the District's Homeless Management Information System (HMIS) and Coordinated Assessment and Housing Placement (CAHP) system on behalf of ICH and serves as the Collaborative Applicant for HUD CoC funding.

Working together, DHS, ICH, and TCP ensure that the District's Continuum of Care delivers a comprehensive range of programs—prevention, street outreach, emergency shelter, transitional housing, and permanent supportive housing. These efforts support Homeward DC's overarching goals: fostering community-wide commitment to ending homelessness, accelerating rehousing while minimizing trauma and displacement,

increasing access to mainstream services, and promoting long-term self-sufficiency for individuals and families experiencing homelessness.

The District Office of the Chief Technology Officer (OCTO), rather than its housing department, leads the city's broadband and digital equity initiatives through its State Broadband and Digital Equity Office. OCTO drives several major programs to close the digital divide, including building infrastructure with Capital Projects Fund grants, providing free or low-cost internet via the Community Internet Program (CIP), and expanding the DC-CAN middle-mile network. Additionally, the agency manages the DC-Net public Wi-Fi network across community anchors and public housing, while collaborating with Tech Together DC to distribute devices and offer digital literacy training.

Availability of services targeted to homeless persons and persons with HIV and mainstream services available in the community

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	X
Legal Assistance		X	
Mortgage Assistance			X
Rental Assistance		X	X
Utilities Assistance		X	X
Street Outreach Services			
Law Enforcement			
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse		X	
Child Care		X	
Education		X	
Employment and Employment Training		X	X
Healthcare		X	
HIV/AIDS		X	X
Life Skills		X	
Mental Health Counseling		X	
Transportation		X	X
Other			
Other			

Table 55 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by

homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

For individuals experiencing homelessness, the District has a Coordinated Assessment and Housing Placement (CAHP) process in place. CAHP offers standardized access and assessment for all individuals experiencing homelessness within the District of Columbia, whether those homelessness needs include any combination of emergency shelter, transitional housing, or locations outdoors not meant for human habitation. Individuals receive referrals for permanent supportive housing and rapid rehousing based on medical vulnerability and length of homelessness, surrounded by supports for both immediate and long-term housing and service needs. The system prioritizes individuals based on severe medical needs (individuals who are at greater risk of death), sleeping in unsheltered locations, length of time homeless.

For families experiencing homelessness, the District has a single, coordinated point of entry in the homelessness system through the Virginia Williams Family Resource Center (VWFRC). The Virginia Williams Family Resource Center (VWFRC) is the central resource center for homeless families with minor and/or dependent children that are experiencing housing instability in the District. The mission of VWFRC, in collaboration with the community, is to help create lasting solutions for families experiencing housing instability through self-sufficiency planning, goal setting, and goal achievement. Partner agencies provide additional onsite services such as assistance with school registration for homeless children, domestic violence support services, and unified case planning. These agencies include the Office of the State Superintendent of Education (OSSE), District Alliance for Safe Housing (DASH) for domestic violence, and Child Family Services Agency (CFSA). The goal of the joint initiative is to provide integrative services under one roof to families in crisis to help them achieve their goals and become more self-sufficient.

VWFRC staff works collaboratively with families to prevent homelessness by exploring ways to keep them housed, helping them to identify housing options without entering shelter, and providing other support services such as public benefits, childcare, and employment assistance. If identifying a housing option fails, a family may be referred to emergency shelter if available within the District of Columbia. The family is placed into a Short-Term Family Housing (STFH) shelter site for an average of 90 days and then transferred to the District's family rapid rehousing program.

Persons Living with HIV/AIDS

DC Health's HAHSTA Division is the lead applicant for the DC EMSA for HOPWA. HAHSTA oversees the work of Housing Counseling Services who serves as coordinated entry and the point of intake for housing services for persons living with HIV. Clients visiting or contacting Housing Counseling Services are assessed for program eligibility. Clients will receive housing information and referrals and will be placed in a facility if units are available. Housing Counseling Services also coordinates the payment of short-term rent, mortgage, and utility assistance. Housing Counseling Services serves all of Washington DC and suburban Maryland. The DC Housing Authority is primarily responsible for making payments to private landlords participating in the tenant-based rental assistance program. Utility payments are made for a limited number of clients as well.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The collaborative infrastructure of the Interagency Council on Homelessness (ICH) is an important platform for connecting District agencies, service providers, advocates, and consumers to ensure that services across the District are coordinated and responsive to the needs of individuals experiencing homelessness. The District's strategic plans, Homeward DC and Homeward DC 3.0 have been a critical data-driven tool that outlines the investments needed to realize the bold goal of making homelessness brief, rare, and non-recurring. The plan galvanized unprecedented levels of political will and investments towards realizing the goals of ending Veteran homelessness, ending chronic homelessness, and improving shelter conditions for families by building small, service-enriched shelter facilities throughout the District. After 10 years of implementation, the District has made great strides towards the implementation of the Homeward Plans and plans to launch Homeward Plan 3.0 this year in attempts to build on the efforts of the past by laying out a roadmap for refining our homeless services crisis response system. Implementation of this plan will require continued collaboration by government and non-government partners across the District.

Since 2016, the number of families experiencing homelessness has decreased by 73.4%. The sharp decrease is attributable to rigorous efforts at prevention and the increased availability of housing resources for families since the adoption of Homeward DC. As part of the strategy to close DC General in 2019 and end the use of hotels as overflow family shelters in the fall of 2020, around 750 families exited the emergency shelter system in 2020. Most families who exited were housed through the Family Rehousing and Stabilization Program (FRSP), also known as rapid rehousing. DHS's Homeless Prevention Program (HPP) has been an essential resource in the District's work to end homelessness among families. However, there are gaps in the service delivery system. Most critically, the infrastructure of the singles system in the District has, historically, been focused on managing homelessness. The system needs to be transformed from a system where people live for months and often years in a shelter to an effective crisis response system, where people feel both safe and secure and are supported to quickly get back on their feet. Given the significant gap between wages and rent, households are remaining in programs designed to be short-term much longer than anticipated. Further, families in rapid rehousing are not always able to increase their incomes enough to move, achieve economic stability and be able to pay rent on their own. Often these families would need access to permanent subsidy programs (i.e., the local rent supplement or PSH vouchers).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The first Homeward DC Plan was developed to guide the District's effort at transforming the current state of homelessness. Five key strategies were identified as part of the Homeward DC Plan to right-size the District's homeless inventory and achieve the vision of making homelessness a rare, brief, and nonrecurring event for households in the District. The Homeward Plan 2.0 plan was built on the lessons learned through the first five years of implementation. Some strategies were a continuation of the work started under Homeward DC 1.0, while others responded to the barriers or challenges encountered under the implementation of the original Homeward DC. Homeward DC 3.0 is currently under development; the following priorities have been identified thus far:

- Ensure multiple, effective pathways for people to exit homelessness.
 - Maintain and expand housing with supportive services such as transitional housing, bridge housing, rapid rehousing, and permanent supportive housing.

- Maintain permanent supportive housing for those who currently have it.
- Explore and pilot new models and best practices such as shared housing.
- Include options such as DC Flex and rental supports without services as appropriate.
- Provide year-round access to shelter for those who are experiencing homelessness.
 - Ensure sufficient beds in shelter and essential services that must include case management, security, and meeting basic needs.
 - Strengthen outreach and day drop-in centers to connect people sleeping outside and in unsafe places to shelter and services.
 - Create connections to address physical and mental health needs, identification documents, training, employment, etc.
- Improve coordination between DC government agencies and with homeless programs to efficiently and effectively provide housing, behavioral health, healthcare and employment services. Key agencies include: the Department of Human Services, the Department of Behavioral Health, the DC Housing Authority, and the Department of Employment Services.
 - Share and use data to understand the overlap with people served and services provided.
 - Explore ways for agencies to work together, including co-locating services in homeless programs.
 - Clearly communicate to clients and the community about how to access services.
- Maintain and expand homelessness prevention and diversion programs.
 - Utilize the Homelessness Prevention Program and Project Reconnect models to support all populations.
 - Partner with rental assistance programs and other legal and financial services for those at risk of homelessness.

SP-45 Goals - 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goals Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2027	2031	Affordable Housing	District Wide	Affordable Housing; Capacity-Building	CDBG: \$18,000,000 Other-Federal: \$41,100,000	Affordability
2	Expand the Affordable Housing Stock	2027	2031	Affordable Housing	District Wide	Affordable Housing; Persons Living without a Home or at Risk of Living; Capacity-Building; Facility-Based Development	HOME: \$34,302,384.60 HTF: \$8,651,285.91	Affordability Availability/Accessibility
3	Strengthen Homeownership / Tenancy Among Households	2027	2031	Affordable Housing	District Wide	Affordable Housing; Capacity-Building; Short Term Rent Mortgage and Utility Assistance	CDBG: \$46,110,000 HOME: \$20,000,000	Affordability
4	Ensure Housing Stock is Safe, Healthy, Accessible	2027	2031	Affordable Housing	District Wide	Affordable Housing; Capacity-Building; Sustainability/Green Building/Community Resilience; Facility Based Housing Operations; Tenant Based Rental Assistance; Short Term Rent Mortgage and Utility Assistance; Housing Information	CDBG: \$10,050,557	Availability/Accessibility
5	Prevent and End Homelessness	2027	2031	Homeless	District Wide	Persons Living without a Home or At Risk of Living	ESG: \$1,987,380.00	Availability/Accessibility
6	Transform Abandoned/Vacant Prosperities into Assets	2027	2031	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Availability/Accessibility
7	Address Blighted and Sub-standard Property Issues	2027	2031	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Availability/Accessibility

8	Promote Energy-Efficiency & Green Building	2027	2031	Affordable Housing	District Wide	Affordable Housing	CDBG: \$781,048.00	Affordability
9	Community Resilience in a Disaster	2027	2031	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Sustainability
10	Enhance/Improve Access to Amenities Near Affordable Housing	2027	2031	Non-Housing Community Development	District Wide	Neighborhood Investments-AFFH	CDBG: \$0.00	Availability/Accessibility
11	Administration	2027	2031	Other	District Wide	Plans/Studies	CDBG: \$19,203,888 HOPWA: \$1,682,338.00 ESG: \$462,020.00 HTF: \$12,000,000 HOME: \$4,389,153.70	Sustainability
12	Strengthen Organizational Capacity of Non-Profits	2027	2031	Affordable Housing; Non-Housing Community Development; Other	District Wide	Affordable Housing; Neighborhood Investments-AFFH; Capacity Building; Facility Based Housing Operations; Facility Based Development; Housing Information and Referral Services	CDBG: \$0 HOME: \$0	Sustainability
13	Foster Small and Local Business Development	2027	2031	Non-Housing Community Development	District Wide	Neighborhood Investments-AFFH	CDBG: \$20,655,000	Sustainability
14	DOH Immediate Temporary Housing Assistance for PLWH	2027	2031	Homeless; Non-Homeless Special Needs	District Wide	Facility Based Housing Operations	HOPWA: \$3,300,000	Availability/Accessibility
15	DOH-Reach Viral Suppression and Retain Care	2027	2031	Non-Homeless Special Needs	District Wide	Facility Based Housing Operations; Tenant Based Rental Assistance	HOPWA: \$2,813,000	Availability/Accessibility
16	DOH- Single Parents with HIV & Family Stability	2027	2031	Non-Homeless Special Needs	District Wide	Facility Based Housing Operations	HOPWA: \$2228,000	Availability/Accessibility
17	DOH- Persons Living with HIV & Private	2027	2031	Non-Homeless	District Wide	Short Term Rent Mortgage and Utility Assistance	HOPWA: \$532,000	Availability/Accessibility

	Housing Stability			Special Needs				
18	DOH helping PLWH to become Self-Sufficient	2027	2031	Non-Homeless Special Needs	District Wide	HIV/AIDS Support	HOPWA: \$287,000	Affordability
19	DOH-Linking PLWH to Suitable Housing	2027	2031	Non-Homeless Special Needs	District Wide	Housing Information and Referral Services	HOPWA: \$455,000	Sustainability
20	DOH-Develop Housing Resource for PLWH	2027	2031	Non-Homeless Special Needs	District Wide	Resource Identification	HOPWA: \$36,000.00	Availability/Accessibility
21	DOH- PLWH Living without Stigma	2027	2031	Non-Homeless Special Needs	District Wide	Tenant Based Rental Assistance	HOPWA: \$6,847,320	Affordability

Table 56

Goal Descriptions:

	Goal Name	Goal Description
1	Preserve Existing Supply of Affordable Housing	Preserve Existing Supply of Affordable Housing” is accomplished in two ways, through rehabilitation and housing subsidies. Housing rehabilitation is a project where an <u>existing building/structure</u> is preserved for affordable housing to households earning less than 80% of the AMI. Rehabilitation project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, energy efficiency and green building. Housing subsidies are financial tools used to make a unit affordable to the existing or potential occupant. Recipients of housing subsidies must earn 80% or less of the AMI. Preservation of existing supplies of affordable housing include owner occupied and/or renter occupied opportunities. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.
2	Expand the Affordable Housing Stock	Expand the Affordable Housing Stock” is accomplished in two way, through new construction and housing subsidies. Housing new construction is a project where the District <u>creates</u> new affordable housing units for households earning less than 80% of the AMI. New construction project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, Green energy installation, etc. Housing subsidies are financial tools used to make a unit affordable to the new occupant. Recipients of housing subsidies must earn 80% or less of the AMI. Expanding the affordable housing stock can include owner occupied and/or renter occupied opportunities. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.
3	Strengthen Homeownership/Tenancy Among Households	Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI” Includes activities that increases access to homeownership and maintains homeownership for households earning 80% or less of AMI. Activities include, but are not limited to, financial assistance to purchase a home, rehabilitate a home

		(emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures) housing/foreclosure prevention counseling education, and fair housing enforcement and education. “Strengthen Tenancy Among Households Earning 80% or Less of AMI” refers to preventing homelessness and evictions. Activities include, but are not limited to, rent and utility assistance, tenant counseling/eviction prevention education, and fair housing enforcement and education. This goal also promotes funding for residents to exercise their right to purchase their property under DC’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law.
4	Ensure Housing Stock is Safe/Healthy/Accessible	“Strengthen Tenancy Among Households Earning 80% or Less of AMI” refers to preventing homelessness and evictions. Activities include, but are not limited to, rent and utility assistance, tenant counseling/eviction prevention education, and fair housing enforcement and education. This goal also promotes funding for residents to exercise their right to purchase their property under DC’s local Tenant Opportunity to Purchase Act (TOPA) program.
5	Prevent and End Homelessness	Prevent and End Homelessness” is a goal that promotes action items outlined in the Homeward DC Plan to continue with implementation of Plan 2.0 and 3.0 a strategic plan to make homelessness a rare, brief, and non- recurring experience. Activities that promote this goal include tenant-based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, congregate and non-congregate housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, and/or support special needs populations.
6	Transform Abandoned/Vacant Properties into Assets	Transform Abandoned/Vacant Properties into Assets” produces community assets through solicitation for offers, general listings, and turn-key whereby the District builds or rehabs on public-owned land. Then the property is disposed of for immediate use, and the District partners with Agencies or community-based organization for non-housing assets where the neighborhood is not ripe for housing development or needs community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.
7	Address Blighted and Sub-standard Property Issues	Address Blighted and Sub-standard Property Issues” is a goal addressing “standard” and substandard” housing. DHCD defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Substandard housing" means that the housing does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds may be used to address substandard housing and blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards.
8	Promote Energy-Efficiency & Green Building	Promote Energy-Efficiency” encourages policies and programs that highlight the District's commitment to expand energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC 2.0 plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote solar for low-income single-family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing
9	Community Resilience in a Disaster	Community Resilience in a Disaster” encourages policies and programs that highlight the District’s Resilience Strategy and the District’s Hazard Mitigation Plan to District residents across ethnic and racial groups, thereby reducing the risk burden

		on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities include, but are not limited to, the use of resources to mitigate damage due to natural and man-made disasters, flood control management, etc.
10	Enhance/Improve Access to Amenities Near Affordable Housing	Enhance/Improve Access to Amenities Near Affordable Housing” targets neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increase economic opportunities, provide supportive services for special needs populations and support fair housing outcomes. Activities may include but are not limited to, community centers, senior centers, crime prevention, infrastructure improvements, or enhancements.
11	AD - Promote Housing & Community Development	AD Promote Housing & Community Development – Administration, Planning/Research, Fair Housing, and Language Access” allows for targeted needs assessments and activities to include, but are not limited to unmet affordable housing and community development needs. Specific needs include, but are not limited to activities for special needs populations and underserved populations. Activities may include but are not limited to Fair Housing Plans and Events, Surveys, Translation Services and Infographics, Strategic Plans, Market Studies, Transportation Studies, and Appraisals. This goal is inclusive of the respective program administration caps. CDBG (20%), HOME (10%), HTF (10%), ESG (7%), HOPWA (3%).
12	Strengthen Organizational Capacity of Non-Profits	Strengthen Organizational Capacity of Non-Profits” allows for fiscal opportunities and education/training programs for non-profit organization and non-profit affordable housing developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs) who are in the construction phase of a CHDO project.
13	Foster Small and Local Business Development	“Foster Small and Local Business Development” targets commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low and moderate- income entrepreneurs that increase the diversity of business services and amenities. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.
14	DOH Immediate Temp Housing Assistance for PLWH	Providing Immediate Temporary Housing Assistance to Homeless Persons Living with HIV” is to be realized through the provision of funds to operate housing facilities. Households will receive housing case management. Facilities will be emergency with a stay lasting no longer than 60 days and transitional housing providing housing up to 24-months.
15	DOH-Reach Viral Suppression and Retain Care	“Assisting Persons Living with HIV to Reach Viral Suppression and Retain Care by Providing Housing as a Social Determinant of Health” is to be realized through the provision of rental assistance and transitional housing. Persons who have fallen out of care will be provided housing for the purpose of retaining them in care so they may obtain viral suppression.
16	DOH-Single Parents with HIV & Family Stability	Preventing Single Parents Living with HIV from Losing Dependent Children due to Homelessness” is to be realized through the provision of transitional housing. Program performance data reveals that 47.3% of family members benefitting from HOPWA housing assistance are children under the age of 19. This goal has been developed from the realization that the risk of homelessness to households headed by a single person living with HIV also jeopardizes young children and presents a serious threat to their reaching positive life outcomes.

17	DOH-Persons Living with HIV & Housing Stability	“Helping Persons Living with HIV to Maintain Housing Stability” is to be realized through the provision of housing case management. Housing Case Management is essential to assist households in returning to independent living
18	DOH-Helping PLWH to become Self-Sufficient	Helping Persons Living with HIV to become Self-Sufficient” is to be realized through the provision of funds to pay for supportive services. To increase client self-sufficiency and increase income opportunities via job skills training and education makes housing independence and eventually homeownership possible
19	DOH-Linking PLWH to Suitable Housing	Linking Persons Living with HIV to Suitable Housing” is to be realized through the provision of funds to pay for housing information. As all clients with housing needs may not be assisted, it is important they have knowledge on how to navigate all available housing related services.
20	DOH-Develop Housing Resource for PLWH	Developing Housing Resources for Persons Living with HIV” is to be realized through funds to pay for Resource Identification. The DC Housing Market being one of the highest costs area in the nation and changing dynamics of the HIV Epidemic demand new approaches and innovative solutions to assist persons living with HIV.
21	DOH-PLWH Living Without Stigma	Helping persons living with HIV to live independently without stigma. This goal is to be realized through the provision of rental assistance.

Table 57

SP-50 Public Housing Accessibility and Involvement - 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (692) exceeds the 5% accessible unit requirement and the required 585 units mandated by the VCA. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/ preservation of other affordable housing units, consideration is made for the creation of these units.

Activities to Increase Resident Involvement:

Resident engagement is critical to successfully achieving the agency's mission of fostering sustainable communities and cultivating opportunities for residents to improve their lives. DCHA provides opportunities for resident involvement and homeownership through active engagement in programs and services as follows:

The Office of Resident Services provides technical assistance to elected Resident Councils in Public Housing communities, including capacity-building activities, organizational support, and resource coordination. Staff participate in Resident Council meetings upon request and consult with the resident Citywide Advisory Board, an elected body of resident leaders selected by Resident Councils.

The Board of Commissioners holds monthly public meetings to share the results of agency policies and programs and vote on resolutions. In adherence with the Open Meetings Act, residents, voucher holders, advocates, stakeholders, and the public can voice their opinions about management, proposed policies, and future resolutions. The Board also has standing committees that meet regularly, including a Resident Services Committee. DCHA's Stabilization and Reform Board of Commissioners includes representatives from public housing and the voucher program.

The agency regularly holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input and feedback. DCHA holds public hearings using a virtual meeting platform to discuss current and proposed policies, programs, and activities. Participants can view videos online or join via phone for the audio-only option. Residents receive regular updates and opportunities for feedback regarding upcoming construction and redevelopment at their respective DCHA properties. Through virtual and in-person meetings, residents hear directly from the development team and partners about construction timelines, relocation, and next steps. DCHA provides a recording of the meeting on its website (www.dchousing.org). DCHA also provides printed copies of the Q&A and meeting materials to ensure all residents are informed.

DCHA ensures in-person and virtual meetings are accessible to individuals with disabilities or language barriers. DCHA complies with the DC District's language access laws and accommodates limited English proficiency needs by providing foreign language interpretation.

DCHA's communication strategy includes digital and traditional media touchpoints to ensure all customers can access important information and updates. The agency communicates across all its social media channels, including Facebook, Instagram, YouTube, Twitter, and LinkedIn. DCHA uses email marketing and the DCHA website to share newsletters and communications directly from the Executive Director. Finally, traditional media

used by DCHA includes flyers, postcards, door hangers, common-area posters, and letters via mail. The agency leverages technology by making information available via flat-screen monitors and kiosks on select properties.

In FY 2024, DCHA opened a new office location in downtown Washington, DC to receive walk-in customers and handle scheduled customer appointments. Walk-in visitors are directed to one of three service teams, depending on their needs. Customers can also virtually meet with housing specialists and case managers to conduct transactions or participate in fair hearings. Customer satisfaction surveys for Public Housing and HCV customers are sent regularly from the Office of Customer Engagement. Property Managers hold monthly meetings to update residents on agency and community activities and allow residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives, issues, including regular meetings between the Executive Director and the Resident Council Presidents.

DCHA offers homeownership preparation programs to eligible public housing residents and Housing Choice Voucher (HCV) participants through its Homeownership Assistance Program (HOAP) and Family Self-Sufficiency (FSS) program. Residents prepare for homeownership with case management support and, in FSS, benefit from incentives that residents can use toward their down payment upon purchasing a home. DCHA works closely with DHCD to connect aspiring public housing and HVC homeowners with resources like the Home Purchase Assistance Program (HPAP) to become first-time homeowners.

Beyond homeownership, DCHA's Office of Resident Services offers numerous support services and initiatives to assist clients with achieving their self-sufficiency goals. The agency provides extensive workforce development activities, including the Family Self-Sufficiency Program, an Apprenticeship Program, Section 3 opportunities, and a Rent Reporting and Credit Building program. In addition, DCHA leverages partnerships with service providers and community-based organizations to offer customers a menu of services that allow them to access self-sufficiency opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

Pursuant to HUD's assessment criteria, DCHA is not a designated "troubled PHA".

Plan to remove the troubled designation:

N/A

Pandemic-Era Eviction Policies and Their Lingering Effects

One of the most damaging policy legacies has been the prolonged eviction protections enacted during and after COVID-19. DC reported a growing backlog of unpaid rent, with an economic vacancy rate of 15% in 2024 — up dramatically from just 5% in 2019¹⁵. The district's leaders acknowledged that pandemic policies enacted to help people facing housing emergencies carried an unintended side effect: significantly lengthening how long renters could remain in a unit without paying. A CEO representing small landlords estimated that DC landlords have lost more than \$1 billion since September 2021, when the federal eviction moratorium was lifted.¹⁶ He characterized the district's landlord-tenant laws as "perversely biased in favor of tenants. "When combined with massive rent arrearages and year-long eviction timelines, these challenges discouraged both local and national developers from investing in DC."¹⁷

The Tenant Opportunity to Purchase Act (TOPA)

DC's Tenant Opportunity to Purchase Act, originally designed to prevent displacement, has increasingly been identified as a major barrier to residential investment. External pressures such as high interest rates, and local policy challenges — like eviction regulations and limitations on Emergency Rental Assistance Program (ERAP) funds — have reduced investor confidence in the District. TOPA is intended to preserve affordable housing and create affordability for tenants. While it has had successes, it also creates challenges that discourage housing investment in DC.

For years, developers and property owners have argued that TOPA sales and procedures often lasting over 400 days have slowed housing delivery and increased costs. The process is often lengthy and complex, discouraging investment. Extended sale timelines create financial uncertainty, especially in fluctuating markets, and recapitalization often triggers TOPA, making it harder to secure financing. These challenges make multifamily investment in DC less attractive, potentially limiting the city's future housing supply.

Despite its affordability goals, newly enacted legislative reforms to TOPA have been controversial. DC is experiencing an affordable housing crisis with more than 82,000 residents facing unaffordable rents, poor conditions, or evictions.¹⁸ Some argue that TOPA has created or preserved more than 16,000 units of affordable housing over 40 years, and that proposed TOPA exemptions will result in worse outcomes for tenants, less affordability in preservation deals, and fewer building repairs.¹⁹

Inclusionary Zoning: Underperforming Goals and Development

DC's Inclusionary Zoning (IZ) program, which requires 8–10% of units in Most new and or substantially renovated developments with 10 or more residential developments to be set aside as affordable, has also produced significant unintended consequences. In practice, IZ has not produced a sufficient supply to meet the affordable

¹⁵ <https://www.jpmorgan.com/insights/real-estate/community-development-banking/affordable-housing-crisis-in-washington-dc>

¹⁶ <https://streetsensemedia.org/article/rental-act-passes-dc-council/>

¹⁷ <https://www.dcpreswire.com/article/894916374-report-finds-d-c-small-landlord-foreclosures-and-forced-sales-surged-after-pandemic-era-restrictions>

¹⁸ <https://dcfpi.org/all/dc-council-housing-production-tenant-rights-topa/>

¹⁹ <chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://www.dcfpi.org/wp-content/uploads/2025/09/TOPA-report.pdf>

housing demand, increased market rents, and diminished overall housing production. Existing units take a long time to lease as the program operates with its own rent rules and verification processes that are difficult to implement. Income from IZ units does not cover their proportional share of operating expenses, and this gap increases over time as insurance, taxes, and utilities climb faster than allowable rent increases. The gap is absorbed elsewhere in the project through higher rents for market-rate tenants and thinner margins for developers.

Nationally, covering the costs of lower rents for affordable unit set-asides resulted in an average 7.6% rent increase overall. As a result, nearly half of all developers say they avoid building in jurisdictions with inclusionary zoning requirements. The more onerous the policy, the less likely it is that a developer will choose to invest in a particular community.

As a share of the existing housing stock, affordable housing produced under IZ is less than 0.1 percent of existing housing in all regions — infinitesimal compared to the scope of the affordability crisis, where 37% of DC households are housing cost-burdened.

Geographic Inequity in Affordable Housing Distribution

Policy failures have also produced a deeply unequal distribution of affordable housing across DC's neighborhoods. Neighborhoods west of Rock Creek Park have produced only 135 affordable units, or 6.8% of their target. Capitol Hill has produced 321 affordable units (22.9% of its target), and Georgetown, Dupont Circle, and Logan Circle have produced only 26.3% of their target. Meanwhile, neighborhoods east of the Anacostia River have produced 220% of their target due to land cost and zoning differential. This means that well-resourced, high-opportunity neighborhoods are largely shielded from affordable housing obligations, concentrating low-income residents in already-disadvantaged areas.

Collapse of Housing Construction and Financial Viability of Providers

The combined weight of these policies has led to a sharp decline in new residential development. New apartment construction activity slowed across the Washington region in 2024, with the district experiencing the sharpest decline. Only 580 market-rate units started construction — the fewest since 2009. Limited housing production can drive prices higher across all income ranges.

By February 2025, the city was using its Housing Production Trust Fund to stabilize distressed affordable housing.²⁰ Mayor Bowser announced that 69 projects had been selected for bridge, gap, and support funding, with properties applying for up to \$144 million to preserve nearly 8,000 housing units. But even that intervention was not expected to solve the full problem: the city had previously estimated roughly 22,000 units, housing about 48,000 residents, were at risk of delinquency-caused foreclosure.

In 2024, the Neighborhood Development Company (NDC) a mission-driven affordable housing provider that had operated since 1999 shut down due to what it described as inoperable local market conditions.²¹ Analysts noted that NDC could not stay afloat amid delayed payments, delayed eviction timelines, and increased interest rates.

Rent Control: Market Distortions and Reduced Housing Quality

²⁰ <https://dc.gov/release/mayor-bowser-announces%E2%80%AFlegislation-protect-and-strengthen-dcs-housing-ecosystem>

²¹ <https://www.bisnow.com/washington-dc/news/construction-development/neighborhood-development-company-folds-125698>

Over half of DC's rental units are subject to rent control. Although rent control lowers rents in regulated units, it also creates significant market distortions. It can reduce the supply of rental housing, degrade housing quality, and increase rents in unregulated parts of the market. Rent control can discourage tenant mobility and make rental housing costlier and harder to find for new residents, especially in urban areas with restrictive land-use policies. This creates a divided housing market where long-term tenants enjoy stable, affordable rents even if their units no longer suit their needs, while newcomers face higher rents and fewer choices.

DBH Housing Voucher Scarcity and Lack of Transparency

Even DC's direct housing assistance programs have systemic policy gaps. DBH issues only about 20 new housing vouchers per year yet is required to house Saint Elizabeths patients before discharge. Before 2024, DBH had a Housing Eligibility Assessment List (HEAL)²² application; currently, there is no application process or waitlist. This policy vacuum leaves vulnerable residents including those being discharged from psychiatric institutions with no clear path to housing.

²² chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://cdn.prod.website-files.com/65792ba62c7815e2cdc139a2/6941809e1daf511b67226c06_DRDC%20DBH%20Housing%20Voucher%20Transparency%20Act%20Testimony%20FINAL.pdf

SP-60 Homelessness Strategy - 91.315(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Street outreach to unsheltered individuals is provided primarily by the Department of Human Services' (DHS) three contracted providers, collectively known as the Comprehensive Street Outreach Network (CSON). DHS funds 33 outreach staff across these providers, who operate in assigned clusters to cover the District's entire geographic area. Outreach activities include engaging people experiencing unsheltered homelessness, conducting health and safety checks, providing case management and referrals, and connecting individuals to the Continuum of Care's Coordinated Entry System (CES). Providers record and track individuals served using the Homeless Management Information System (HMIS).

Beyond outreach and assessment, these teams support the housing process for individuals matched or assigned to Permanent Supportive Housing (PSH) resources, including assisting PSH teams with LRSP voucher applications to help clients secure housing. All DHS-funded outreach providers use HMIS and participate in Coordinated Entry. TCP, the District's HMIS and CAHP administrator, continues to work to ensure that all street outreach providers in the District including those without DHS funding have HMIS access and actively participate in CAHP processes. All CAHP/Coordinated Entry participants, including privately funded meal programs, drop-in centers, service providers, and some community-based mental health providers, must designate CAHP liaison(s). These liaisons serve as the primary contacts responsible for accurate data reporting to maintain the By-Name List (BNL) and for fulfilling roles and responsibilities in the housing matching process.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The District offers comprehensive shelter and transitional housing options. The Continuum of Care's Short-Term Family Housing (STFH) programs—state-of-the-art, small, service-enriched family shelters—continue to perform well. Located in seven of the eight wards, these programs meet families' immediate safety needs, maintain short lengths of stay, and prioritize sustainable exits to permanent housing. The CoC has strengthened the emergency services system to ensure safe shelter for all community members.

DHS and the CoC are continually evaluating emergency shelter strategies for single adults. In addition to the District's low-barrier and emergency shelter system, in November 2024 the District opened the Aston Bridge Housing program in Foggy Bottom—the first non-congregate bridge housing building for individuals matched to housing or who cannot be served in congregate settings. The facility provides semi-private, service-rich units and on-site case management and housing navigation to support rapid exits from homelessness. Building on its success, the District has since opened a second non-congregate bridge housing facility for individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Our families, single and youth systems continue to manage and develop high impact programs and invest in high impact interventions to help homeless persons make the transition to permanent housing and independent living.

Additionally, the families system collaborated with the Housing Authority to launch a cross-agency initiative to issue 1300 federal housing vouchers to FRSP families who had been in the program over 12 months as of Spring 2024. The collaboration led to the establishment of dedicated teams within DHS and DCHA to support end-to-end application processing- including outreach, application submission, review/quality control, eligibility determination, and lease up. As of March 27, 2025, this joint effort has resulted in 1,014 voucher approvals, significantly advancing long-term housing stability for these families.

The District continues to invest in permanent housing opportunities and leveraging federal dollars to support vulnerable District residents. Specifically, in FY24 the District supported 915 individuals and families to access permanent housing vouchers and leverage Medicaid funding to provide supportive services to nearly 9,000 households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless Prevention Program

The Homeless Prevention Program (HPP) is designed to prevent a recipient from the imminent risk of losing housing and becoming homeless by offering services that stabilize the customer in the community. Through Prevention Services, families are connected to the following (based on need):

- Mediation
- Case Coordination
- TANF Engagement
- Connection to mainstream/community resources
- ERAP
- Food/clothing banks, etc.
- Financial Assistance
- Utility Assistance
- Housing Search assistance

HPP's case management is targeted toward addressing the family's immediate housing instability. Eligible families are assessed, case plans are created, and immediate housing barriers are resolved. HPP providers also make referrals to other District agencies and community service providers for long-term case management services.

Diversion services are also available to assist families who have been displaced from their homes by securing emergency housing outside of shelter while receiving supportive services to help stabilize their housing or until permanent housing placement. If the recipient has been staying with someone within their support system (a host family or friend), then the HPP Prevention Specialist will work to resolve the conflict through mediation efforts. With the intended purpose to stabilize housing with prevention supports. Once a recipient has secured stable housing (where they can remain for 90-days or more), the HPP Prevention Specialist will connect the customer to mainstream services and close the HPP case.

Diversion assistance is available for singles adults through the Project Reconnect program that helps individuals who are newly homeless find alternatives to shelter, such as reuniting with friends and families. By working with clients in an open and strengths-focused conversation, diversion experts can help clients avoid and/or reduce their utilization of emergency shelters.

Homeless Services Program

DHS funds Rapid Re-Housing (RRH) programs for both individuals and families that are experiencing homelessness or at-risk of homelessness. Both programs provide short- to medium-term rental assistance and supportive services with the goal of helping people exit shelters to stable housing and more quickly connect to employment and/or other long-term stabilization strategies.

Discharge Coordination Policy

As part of the development of Homeward DC 3.0, the ICH has identified that it is critical to improve coordination between DC government agencies with the goal of efficiently and effectively providing housing, behavioral health, healthcare and employment services. Transitions between different care settings is especially timely for this coordination.

The proposed framework for advancing coordination with critical partner agencies and systems is to:

- Share and use data to understand the overlap with people served and services provided.
- Explore ways for agencies to work together, including co-locating services in homeless programs.
- Clearly communicate to clients and the community about how to access services.

SP-65 Lead-based Paint Hazards - 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards:

The Department of Energy and the Environment (DOEE) Lead Program conducts lead-safe abatement activities across the District. The Lead Safe and Healthy Housing Program (LSHH) administers both a Lead Hazard Control Grant and a Lead Hazard Reduction Grant, competitively awarded through the U.S. Department of Housing and Urban Development's (HUD) Healthy Homes and Lead Hazard Control Program. The Department of Housing and Community Development (DHCD), as the responsible entity, is charged by HUD with conducting the environmental reviews under the grant. Lead-abatement activities are targeted to low- and moderate-income families with at least one child under six years old. Implementation involves approving and monitoring the full range of lead-hazard reduction activities: disclosure verification, risk assessment completion, lead scope-of-work development, finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once DOEE reviews and approves a permitted project's clearance examination report, a notification is issued to the appropriate party. DOEE issues a Notice of Compliance to the property owner if an enforcement action was issued prior to the clearance examination and issues a Notice of Permit Completion to the property owner and permitting company if no enforcement action was issued prior to the clearance examination.

DOEE works with the District's Child and Family Services Agency (CFSA) to inspect the homes of prospective foster parents to ensure they do not contain lead-based paint hazards and takes enforcement actions to ensure any identified hazards are eliminated prior to a child being allowed to move into the home. DOEE also oversees contractors and others whose activities disturb painted surfaces in pre-1978 residential properties and child-occupied facilities to ensure lead-based paint hazards are not generated by those activities and to require remediation measures should hazards be identified.

The District requires that children get screened twice by the time they are two years old – once between the ages of 6 and 14 months, and a second time between the ages of 22 and 26 months. To help this initiative, DOEE performs outreach efforts to pediatricians, health fairs, and residents. DOEE also works in close collaboration with the District's Medicaid agency, the Department of Health Care Finance, the District's managed care organizations, and DC Public Schools to actively promote screening of all children less than six years of age.

The District's Lead-Hazard Prevention and Elimination Act (Act), contains several health-protective provisions, including a requirement that contractors working on properties built before 1978 use lead-safe work practices when disturbing painted surfaces. It also requires that property owners maintain residential properties free of lead-based paint hazards. DOEE and the Department of Consumer and Regulatory Affairs (DCRA) will continue to enforce this law, in collaboration with the DC Housing Authority (DCHA).

How are the actions listed above related to the extent of lead poisoning and hazards?

More than 90 percent of the District's housing stock was built before 1978 when the federal government banned the use of lead-based paint; thus, the majority of homes are at high risk of having lead-based paint, even if paint has been covered by newer paint or enclosed behind new walls. Paint dust from deteriorated lead-based paint or from home rehabilitation is the most common source of exposure. Regulations, outreach and education, elevated

blood-level testing, home assessments, and home rehabilitation programs all contribute to providing lead-safe homes and raising awareness about harmful health effects of lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

The Act mandates that property owners maintain lead-safe properties. It requires owners of pre-1978 housing to provide full disclosure to their tenants of the presence of lead-based paint, hazards, and any pending actions ordered by the mayor pursuant to this Act. The law also requires owners of rental properties built before 1978 to provide households of prospective tenants with a completed disclosure form before the tenant is obligated to lease the dwelling unit, as well as a copy of the District's Tenant Lead Rights form. In addition to these forms, the owner must also submit a clearance report, documenting that no lead-based paint hazards are in the unit, when the prospective tenant household contains or will frequently be visited by a pregnant woman or a child less than six years old.

Contractors who work on properties built before 1978 must use lead-safe work practices when disturbing painted surfaces.

In 2019 the Sustainable DC Plan became the Sustainable DC 2.0 Plan (SDC 2.0), incorporating economic and social needs of Districts residents into the original plan. SDC 2.0 requires improved sustainability performance in the existing building stock and elimination of environmental health threats, including mold, lead, and carbon monoxide, in 100 percent of the District's public housing stock.

SDC 2.0 calls for an audit and elimination of environmental threats through the Healthy Homes Program (Healthy Homes) and the Lead-Safe Washington Program (LSW). Healthy Homes targets households with children suffering from severe asthma or with a blood-lead concentration of concern, as well as older properties where a young child or pregnant women is present. After homes are assessed for threats such as mold, lead, and carbon monoxide, the District works with property owners to reduce risks and provide an interim care plan. LSW provides funds to identify and reduce lead-based paint hazards in low-income homes. Homeowners and investor-owners of pre-1978 housing can receive up to \$17,500 per housing unit to address lead-based paint hazards. To be eligible, the homeowner or tenant must earn less than 80 percent of the area median income and have at least one child under the age of six or a pregnant woman present.

The Housing Production Trust Fund (HPTF) is another resource for lead hazard abatement and can fund activities not eligible for HUD grant funds that can contribute towards property clearance. These activities include home repairs to correct structural or physical defects, eliminate sources of excessive moisture and water infiltration, safety concerns and asthma triggers that may not meet the criteria for entry into the Single-Family Residential Rehabilitation Program (SFRRP).

- DOEE integration into policies/procedures
- DOEE works to identify homes containing lead-based hazards in several ways:
- DOEE performs lead-risk assessments in the homes of prospective foster care families on behalf of CFSA.
- DOEE responds to notifications of children with elevated blood-lead levels by conducting environmental investigations in the homes of such children, as well as in other locations that could be sources of lead for these children.

- DOEE responds to complaints by tenants and others about the presence of peeling paint in pre- 1978 homes.
- DOEE conducts proactive initiatives in geographic hotspots for lead resulting in the identification of properties in need of lead hazard control.
- DOEE launched an initiative seeking voluntary compliance with the District's lead laws, targeting nuisance properties with lead-based paint hazards that are visible from the public right of way.
- DOEE has implemented a program to audit files of rental property owners and managers in order to verify that they contain appropriate documentation of adherence with lead disclosure and notification requirements.

Action Goals

- During this Consolidated Planning period, the District will use its local resources to:
- Perform lead hazard reduction interventions.
- Conduct lead inspections/risk assessments for owners to identify lead hazards.
- Complete Healthy Homes interventions.
- Conduct outreach and education events that support ongoing dissemination of lead-safe information.
- Provide contractor training to promote and hone lead-remediation trades.
- Initiate proactive contact with property owners and their tenants who are reported to DOEE as having lead-based paint hazards. In collaboration with DOEE, educate first-time homebuyers on the District's lead-paint laws.
- Increase the distribution of lead-poisoning educational material by 20 percent through leveraging past and current collaborative efforts between DHCD and DOEE.
- Host an annual conference for health organizations, contractors, government agencies, and others groups involved with lead safety and children's health.
- Work with appropriate groups in the public and private sectors to ensure that lead-poisoned children receive appropriate medical, environmental, and social services follow-up.

Jurisdiction Goals, Programs, and Policies for reducing the number of poverty-level families:

The Department of Housing and Community Development (DHCD) contributes to these anti-poverty strategies by providing individuals and families with stable housing and a means to build wealth for the future. Fair housing outreach and education is provided in several languages to ensure that laws are understood and that all residents are provided with information on their rights to access housing.

Through a network of community-based organizations (CBOs), DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, improving credit, household budgeting, and foreclosure prevention all geared toward improving residents' opportunities to obtain and retain decent housing options with the prospect of moving toward ownership and development.. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.

Tenant Opportunity to Purchase Act (TOPA) provides technical and financial assistance to tenant groups to help them organize so they are prepared to take advantage of their first right of refusal when their building is up for sale. This program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding.

DHCD provides funds to CBOs to assist small businesses with technical assistance to retain and expand neighborhood job opportunities. Other agencies play a key role in the reduction of poverty. The Department of Human Services (DHS) administers income support, welfare to work, and a range of programs to support families and individuals. Department of Aging and Community Living (DACL) provides support services to older adults, as well as partners with DHCD in the development of housing for older adults.

Lastly, DHCD's Section 3 requires recipients of U.S. Department of Housing and Urban Development (HUD) funds, to the greatest extent feasible, provide job and other economic opportunities to low- and very-low income persons and businesses and monitors these requirements accordingly.

As indicated under MA-30 above, coordination with the District's Department of Employment Services (DOES) is underway and has been identified as a priority as part of the development of Homeward DC 3.0. To that end, the ICH has piloted a new workgroup called ICH Expanding Opportunities Workgroup in partnership with the DOES.

The Department of Employment Services (DOES) provides extensive job training opportunities through its "One Stop Service Centers." The Workforce Investment Council develops strategies to increase employment opportunities for District residents and to support and assist DOES in its employment mission. The DC Public School(DCPS) administration has created career-oriented high schools in a number of specialized areas, including the technology and hospitality industries to facilitate students progressing from school to real jobs in the metropolitan Washington market.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan:

DHCD aligns the District's poverty-reduction strategies with its affordable housing goals through coordinated funding, interagency collaboration, and targeted investments that advance housing stability and economic mobility.

DHCD manages the District's Consolidated Notice of Funding Availability (NOFA), which integrates multiple federal and local resources—including the Housing Production Trust Fund (HPTF), HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), Housing Trust Fund (HTF), Low-Income Housing Tax Credit (LIHTC), Housing Opportunities for Persons with AIDS (HOPWA), Local Rent Supplement Program (LRSP), Department of Behavioral Health (DBH) funds, Annual Contributions Contract (ACC), Permanent Supportive Housing (PSH) resources from the Department of Human Services (DHS), as well as Recovery Housing Program (RHP) and STORM funding. By consolidating these sources into one competitive application process, DHCD streamlines project development, reduces administrative barriers, and expedites the delivery of affordable units serving extremely low-income households and individuals exiting homelessness.

This integrated funding approach directly supports the District's poverty-reduction objectives by prioritizing developments that expand deeply affordable housing, promote equitable geographic distribution, and enhance access to opportunity—core commitments of the Housing Equity Report and the Comprehensive Plan's Housing Element.

The Interagency Council on Homelessness (ICH) further strengthens coordination by linking housing production to broader anti-poverty and homelessness-reduction strategies. Comprising cabinet-level agencies, service providers, advocates, and individuals with lived experience, ICH guides implementation of Homeward DC 2.0, the District's strategic plan to make homelessness rare, brief, and nonrecurring.

Through collaboration with DHS, DBH, DC Health, DCHA, TCP, and other partners, DHCD ensures that affordable housing investments are paired with supportive services, income stabilization programs, and workforce initiatives. This cross-agency alignment provides residents facing poverty or housing insecurity with not only affordable units but also the behavioral health, employment, and case-management supports needed for long-term stability.

Together, these coordinated strategies advance the District's comprehensive anti-poverty agenda—expanding affordable housing options, preventing homelessness, and fostering pathways to economic independence for low-income residents.

SP-80 Monitoring - 91.330

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Department of Housing and Community Development (DHCD) monitoring is conducted in compliance with the Office of Management and Budget's (OMB) Uniform Administrative Requirements (24 CFR Part 84), Cost Principles (2 CFR Part 200), and A-133 Audit Requirements for Federal Awards ("Uniform Guidance"). DHCD has incorporated these requirements in its Administrative Instructions, grant agreements, and loan documents. Monitoring of federal grants is divided between the three administrators (DHCD, DC Department of Health, DC Department of Human Services) that receive their respective funding from the U.S. Department of Housing and Urban Development (HUD). Monitoring of Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) programs is conducted by staff from the DC Department of Human Services (DHS) and the DC Department of Health (DC Health). Compliance monitoring is performed by the Office of Program and Monitoring (OPM), the Portfolio and Asset Management Division (PAMD), Office of the Chief Financial Officer (OCFO), Project Managers from Neighborhood Based Activities (NBAP), and Homeownership Purchase Assistance Program (HPAP).

Long- and short-term compliance monitoring ensures projects developed by DHCD through the Housing Production Trust Fund (HPTF), CDBG (authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383 as amended 41 U.S.C. -530.1), HOME (Title II of the Cranston – Gonzalez National Affordable Housing Act 1998, amended 2013 24 CFR Part 92), HTF (Title I of the Housing and Economic Recovery Act of 2008, Section 1131 Public Law 110-289) Low Income Housing Tax Credit (LIHTC), Section 108 Loan Program (Section 108) programs remain in compliance with federal and local program requirements throughout the project's period of affordability.

DHCD compliance requires all federally funded projects to submit an Annual Action Plan (AAP). The plan ensures that projects and programs funded using federal dollars will be marketed and advertised to low-income and minority communities and businesses in the District.

DHS Monitoring

DHS works closely with OCFO, Office of Contracting and Procurement (OCP), Office of General Counsel (OGC), and the Office of Program Review, Monitoring, and Investigation (OPRMI) to assist with the monitoring of all DHS funded programs, to include ESG and ESG emergency authorizations:

- Contracting Compliance: OCP is responsible for both establishing procurement processing standards that conform to regulations, as well as monitoring the effectiveness of procurement service delivery.
- Financial Compliance: OCFO Agency Fiscal Officer's Finance Team and the Grant Administrator monitor the grant activities and expenditures throughout the year. OCFO Agency Fiscal Officer's Finance Team provides monthly financial reports and reviews grant expenditures with the Grant Administrator to ensure sound financial management practices. In addition, periodic analytic reviews, i.e., comparison of budget to the actual or prior year to current year, as well as comparisons with budget and expectations of allowable costs. All federal grants received by DHS are recorded and closely tracked in the OCFO's System of Accounting and Records (SOAR).

- **Monitoring:** The DHS grant team is responsible for ESG monitoring and all activities of ongoing projects are monitored by the team through periodic site visits and performance tracking through Homeless Management Information System (HMIS). In addition, the OPRMI team is responsible for shelter monitoring and evaluating District programs and services within the continuum that are covered by the Homeless Services Reform Act (HSRA) of 2005, as amended. These programs and services include the resolution of complaints, grievances, and concerns. The team also receives suggestions for improvement and coordinates the resolution of complaints related to DHS programs and services.
- **Policy and Procedures:** DHS has developed comprehensive policy and procedures and written standards to all projects meet full regulatory compliance, verify contractual requirements, and ensure funds spent are in line with the District's homeless system goals.

DC Health Monitoring for HOPWA

- Compliance monitoring and performance oversight are conducted by DC Health's HOPWA program managers and grant monitors. Staff monitor project progress and performance, collaborate with sub-grantees to adjust assignments, tasks, and goals as needed, and ensure that project timelines outlined in proposals are being met. When a sub-grantee is unable to deliver services or meet program expectations, DC Health's HIV/AIDS, Hepatitis, STD, and TB Administration (HAHSTA) issues written notifications identifying deficiencies and required corrective actions. These efforts support continuous program improvement and help ensure that sub-grantees and funded projects successfully meet program objectives.

Introduction

The Consolidated Plan (Con Plan) is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD), for the District of Columbia, (District) because the District receives the following federal resources.

- The **Community Development Block Grant (CDBG) program** is the most flexible funding resource. It can be used for housing and non-housing activities, revitalizing neighborhoods, promoting economic development, improving community facilities, infrastructure, and services in low-and moderate- income communities. CDBG funds assist households earning 80% or less of the uncapped area median income (AMI), or where 51% of a census tract has a population making 80% or less of the uncapped AMI.
- The **HOME Investment Partnerships (HOME) program** supports building, buying, and rehabilitating affordable housing for low-income households (rental and homeownership). HOME may also be used to provide direct rental assistance to low-income households. HOME funds assist households with income equal to or less than 80% of AMI; when used to assist renters, 90% of a jurisdiction's HOME-assisted rental units must be occupied by households with income less than 60% AMI.
- The **“National” Housing Trust Fund (HTF)** supports the acquisition, new production, preservation, rehabilitation, and operation of housing affordable to extremely low-income (ELI) households earning less than 30% AMI.
- The **Emergency Solutions Grant (ESG) program provides** funding for programs and services supporting homeless individuals and families by: engaging homeless individuals to help operate shelters, providing essential services to shelter residents, rapidly re-housing homeless individuals and families, and preventing families and individuals from becoming homeless.
- The **Housing Opportunities for Persons with AIDS (HOPWA) program** grants funds to nonprofit organizations to provide housing and supportive services to individuals and families earning 80% or less of the uncapped AMI, living with HIV and their families. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area (EMA), Currently this includes the District of Columbia, 17 jurisdictions in Northern Virginia, the suburban Maryland counties of Charles, and Prince George's Counties, and Jefferson County, West Virginia. On July 1, 2027, Northern Virginia and West Virginia may move to Virginia's consortium.

The Consolidated Plan is written per 24 CFR 91.1(b), and fulfills four purposes:

5. Planning document for federal funds, based on a participatory process that engages citizens, organizations, businesses and other stakeholders.
6. Application for federal funds under HUD's Community Planning and Development (CPD) formula grant program.
7. A strategy to follow in carrying out HUD's CPD formula grant programs.
8. A management tool for assessing grantee performance and tracking results.

The Con Plan will serve as the District's five-year plan from October 1, 2027, to September 30, 2031. Activities to be undertaken each year during this period are described in the Annual Action Plan.. These Plans are submitted at least 45 days prior to the beginning of the District's fiscal year, which begins on October 1 each year.

More information, may be found at <https://www.hud.gov/> .

Summarize the objectives and outcomes identified in the Plan

The District will use the funds outlined in the plan for:

- **Affordable housing:** Activities focused on housing where the purpose of the activity meets individual, family, or community needs.
- **Neighborhood Investments:** Activities that address, establish and maintain a suitable living environment designed to benefit families, individuals, and communities.
- **Creating economic opportunities:** Activities related to economic development, commercial revitalization, or job creation.
- **Enabling persons living with HIV (PLWH): HIV/AIDS, Hepatitis, STB, and Tuberculosis Administration's (HAHSTA):** The highest-ranking priority objective continues to be enabling PLWH to live independently in the private sector of rental housing through the provision of vouchers in the Tenant-Based Rental Assistance (TBRA) program. Other priority objectives include providing emergency and transitional housing for homeless PLWH, preventing homelessness of PLWH through providing rental or mortgage assistance on a short-term basis, and ensuring that intensive supports are in place to assist clients with maintaining stable housing and having access to other services within the community. Providing information to PLWH about other housing programs and available options remains a priority.
- **Preventing and ending homelessness:** Activities are designed to benefit families and individuals who are living without a home.

All funds designed to serve households, families, individuals, and areas earning up to 80 percent of the area median income will use the 80 percent uncapped income limits.

Evaluation of past performance

The District has had success in developing, preserving and stabilizing affordable housing. The District, through the Department of Housing and Community Development (DHCD), assisted in the success of Mayor's Order 2019-36, of delivering 36,000 new homes by 2025. At the time of writing, the total unit count was 40,178; more information can be found at <https://open.dc.gov/36000by2025/>.

In FY 2024, there were approximately 22,000 units representing 48,000 residents that were at-risk of foreclosure due to delinquency.²³ We were seeing a crisis in our housing ecosystem where more than 80% of the properties are not receiving enough in rent collection to pay their mortgages or pay maintenance expenses. This puts the District's affordable housing market at serious risk, both for future investment and foreclosure of existing properties.

The funding resources governed by DHCD will be used to provide bridge, gap and support funding to multi-family projects that currently provide housing to families with income equal to or less than 80% of Median Family Income.

In 2021, the District's Office of Planning released the Rock Creek West Roadmap, which outlined District programs and policies to address the shortage of affordable housing in this area of the city. DHCD has implemented a new weight in its scoring system for projects applying for Housing Production Trust Fund (HPTF)

²³ <https://dhcd.dc.gov/publication/2024-consolidated-request-proposals-affordable-housing-projects>

dollars, which is the District's largest affordable housing finance tool. This scoring system prioritizes projects in planning areas that are below their target goals. In FY23, DHCD closed on its first HPTF loan in Rock Creek West area at the Lisner-Louise-Dickson-Hurt Home, that will produce 93 affordable homes in Ward 3.

The District is at the forefront of housing production in the region, including both market rate and affordable housing. Despite comprising only 12% of the region's population, the District has achieved the following over the past five years:

- 31% of all new housing units in the DC region.
- 41% of the committed affordable housing units in the DC region.
- 81% of the committed affordable units at 30% MFI in the DC region.
- 72% of the committed affordable units at 50% MFI in the DC region.
- 25% of the committed affordable units at 80% MFI in the DC region.

Summary of Citizen Participation (Process and consultation process Summary from citizen participation section of plan.)

The District is committed to ensuring residents, advocacy groups, service providers, public and private agencies, community leaders, and stakeholders have opportunities to participate in the development and implementation of the Con Plan. Community groups were consulted and citizen participation was solicited through the Washington Times, the District of Columbia Register, mailing list, DHCD's webpage and social media outlets (i.e., Instagram and Facebook). DHCD held public hearings at its office on March 24 and March 31, 2026. The Con Plan public hearing will be held on July 21, 2026. Stakeholders are invited to the participate in the July 2026 meeting. Comments are generally accepted via email, mail, or during public hearings regarding affordable housing, community development, and federal grant allocations.

Summary of public comments

DHCD developed a public input survey and hosted public hearings over several months to gather feedback from community members, stakeholders, and local non-profits working to address housing issues in the District. The following re-occurring themes of concern were prevalent throughout each public hearing: senior housing availability, rent stabilization, lack of affordable housing, affordable housing development, underdeveloped land and landlord accountability (pest control, lead removal, mold, dilapidated housing conditions, etc.).

Summary of comments or views not accepted and the reasons for not accepting them.

To date, all comments have been accepted and will be submitted with the Consolidated Plan.

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

The following table shows the amount of funds expected to be available in year one of this Consolidated Plan and the subsequent four years. The amounts are based on the current federal funding allocations and projected allocations for the next four years. These may change depending on changes in federal budget priorities.

Priority Table

Program	Source	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of Con Plan	Narrative Description
CDBG	Public-federal	Acquisition; Admin & Planning; Economic Development; Public Improvements; Public Services	<u>Annual Allocation:</u> \$15,203,889 <u>Program Income:</u> \$5,000,000 <u>Prior Year Resources:</u> \$13,000,000 <u>Total:</u> \$33,203,889	\$80,815,556	Total amounts to \$114,019,445.00 is a calculated projection based upon flat level program entitlement allocation, FY 2027 carryover and program income.
HOME	Public-federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	<u>Annual Allocation:</u> \$5,778,308.06 <u>Program Income:</u> \$3,000,000 <u>Prior Year Resources:</u> \$14,800,000 <u>Total:</u> \$23,578,306.06	\$35,113,232.24	Total amounts to \$58,691,538.30 is a calculated projection based upon flat level program entitlement allocation, FY 2027 carryover and program income.
HOPWA	Public-federal	TBRA; STRMU; Supportive Services; Housing Placement; Housing Information and Resources	<u>Annual Allocation:</u> \$9,954,867 <u>Program Income:</u> \$0 <u>Prior Year Resources:</u> \$4,205,740 <u>Total:</u> \$16,509,113	\$66,036,452	Total amounts for five-years \$82,545,565
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	<u>Annual Allocation:</u> \$1,351,146 <u>Program Income:</u> \$0 <u>Prior Year Resources:</u> \$0 <u>Total:</u> \$1,351,146	\$5,404,584	Total amounts for five-years \$6,755,730.00

HTF	Public-federal	Acquisition; Admin and Planning; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership	<u>Estimated Annual Allocation:</u> \$3,000,000 <u>Program Income:</u> \$0 <u>Prior Year Resources:</u> \$5,651,285.91 <u>Total:</u> \$8,651,285.91	\$12,000,000	Total amounts for five-years \$20,651,285.91 is a calculated projection based upon flat level program entitlement allocation, FY 2027 carryover and no anticipated program income.
Other Emergency Housing Vouchers American Voucher Plan	Public-federal	Financial Assistance; Rental Assistance; Services	\$17,000,000	\$0	Total amounts for five-years \$17,000,000
On June 10, 2021, HUD awarded the District \$17,000,000 through the American Rescue Plan for Emergency Housing Vouchers. This amount is subject to change. Other Housing Production Trust Fund for Development of Affordable Housing	Public-local	Multifamily rental new construction; New construction for ownership	\$50,000,000	\$50,000,000	Mayor Proposed FY 27 Budget: \$50,000,000 to be allocated for the development of affordable housing. These funds will be used to provide a Match to the HOME Program. FY 22 Budget is not final at the time of publication. This amount is subject to change.
Other Low Income Housing Tax Credit	Public-federal	Multifamily rental new construction; Multifamily rental rehab; Permanent housing placement	\$18,000,000	\$72,000,000	Total amounts to \$90,000,000 for five-years.
CDBG Section 108 Loan Guarantee Program	Public-federal	Affordable Housing Development	\$40,000,000	\$40,000,000	Section 108 loan funds will be used to finance affordable housing development.

Explain how federal funds will leverage those additional resources (private, state and local funds),including a description of how matching requirements will be satisfied:

The Housing Production Trust Fund (HPTF) is the District’s primary tool for developing and preserving affordable housing, providing substantial, annual funding and long-term affordability requirements. HPTF supports non-profit developers, mission-driven for-profits, and tenant purchases under TOPA, with funds targeted primarily to low-income households. The District also uses HPTF to meet its required HOME match. HOME Match: All recipients of HOME funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds drawdown from HOME Investment Trust Funds, the District incurs a matching liability, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the Housing Production Trust Fund for HOME match requirements. DHCD also collects program income from loan repayments under CDBG and HOME, adding to available resources for affordable housing and community development.

ESG match requirements are met through locally funded rapid rehousing programs, while HOPWA services leverage a mix of local and federal resources. HOPWA does not facilitate a match requirement.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan:

Property Acquisition Disposition Division (PADD) converts vacant and blighted properties into affordable housing and community assets through several disposition methods. These include development solicitations, small-scale negotiated sales, and Turn-Key projects, where the District builds or rehabilitates homes on public land and delivers completed units for immediate use—an efficient tool for producing affordable housing on sites that are not feasible for private development. Special projects are used for sites better suited to community amenities rather than housing.

Discussion:

Public land management agencies that dispose of properties under the D.C. 33 Official Code §10-801 are subject to the Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30 percent in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20 percent in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30 percent of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50 percent of AMI. In buildings with ownership units, half of the affordable units shall be restricted to residents who earn less than 50 percent of AMI and the other half of the affordable units shall be restricted to 80 percent or less.

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals:

	Goal Name	Goal Description
1	Preserve Existing Supply of Affordable Housing	Preserve Existing Supply of Affordable Housing” is accomplished in two ways, through rehabilitation and housing subsidies. Housing rehabilitation is a project where an <u>existing building/structure</u> is preserved for affordable housing to households earning less than 80% of the AMI. Rehabilitation project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, energy efficiency and green building. Housing subsidies are financial tools used to make a unit affordable to the existing or potential occupant. Recipients of housing subsidies must earn 80% or less of the AMI. Preservation of existing supplies of affordable housing include owner occupied and/or renter occupied opportunities. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.
2	Expand the Affordable Housing Stock	Expand the Affordable Housing Stock” is accomplished in two way, through new construction and housing subsidies. Housing new construction is a project where the District <u>creates</u> new affordable housing units for households earning less than 80% of the AMI. New construction project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, Green energy installation, etc. Housing subsidies are financial tools used to make a unit affordable to the new occupant. Recipients of housing subsidies must earn 80% or less of the AMI. Expanding the affordable housing stock can include owner occupied and/or renter occupied opportunities. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.
3	Strengthen Homeownership/Tenancy Among Households	Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI” Includes activities that increases access to homeownership and maintains homeownership for households earning 80% or less of AMI. Activities include, but are not limited to, financial assistance to purchase a home, rehabilitate a home (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures) housing/foreclosure prevention counseling education, and fair housing enforcement and education. “Strengthen Tenancy Among Households Earning 80% or Less of AMI” refers to preventing homelessness and evictions. Activities include, but are not limited to, rent and utility assistance, tenant counseling/eviction prevention education, and fair housing enforcement and education. This goal also promotes funding for residents to exercise their right to purchase their property under DC’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law.
4	Ensure Housing Stock is Safe/Healthy/Accessible	“Strengthen Tenancy Among Households Earning 80% or Less of AMI” refers to preventing homelessness and evictions. Activities include, but are not limited to, rent and utility assistance, tenant counseling/eviction prevention education, and fair housing enforcement and education. This goal also promotes funding for residents to exercise their right to purchase their property under DC’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law.
5	Prevent and End Homelessness	Prevent and End Homelessness” is a goal that promotes action items outlined in the Homeward DC Plan to continue with implementation of Plan 2.0- a strategic plan to make homelessness a rare, brief, and non- recurring experience. Activities that promote this goal include tenant-based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, congregate and non-congregate housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, and/or support special needs populations.

6	Transform Abandoned/Vacant Properties into Assets	Transform Abandoned/Vacant Properties into Assets” produces community assets through solicitation for offers, general listings, and turn-key whereby the District builds or rehabs on public-owned land. Then the property is disposed of for immediate use, and the District partners with Agencies or community-based organization for non-housing assets where the neighborhood is not ripe for housing development or needs community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.
7	Address Blighted and Sub-standard Property Issues	Address Blighted and Sub-standard Property Issues” is a goal addressing “standard” and substandard” housing. DHCD defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Substandard housing" means that the housing does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds may be used to address substandard housing and blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards.
8	Promote Energy-Efficiency & Green Building	Promote Energy-Efficiency” encourages policies and programs that highlight the District's commitment to expand energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC 2.0 plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote solar for low-income single-family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing
9	Community Resilience in a Disaster	Community Resilience in a Disaster” encourages policies and programs that highlight the District’s Resilience Strategy and the District’s Hazard Mitigation Plan to District residents across ethnic and racial groups, thereby reducing the risk burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities include, but are not limited to, the use of resources to mitigate damage due to natural and man-made disasters, flood control management, etc.
10	Enhance/Improve Access to Amenities Near Affordable Housing	Enhance/Improve Access to Amenities Near Affordable Housing” targets neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increase economic opportunities, provide supportive services for special needs populations and support fair housing outcomes. Activities may include but are not limited to, community centers, senior centers, crime prevention, infrastructure improvements, or enhancements.
11	AD- Promote Housing & Community Development	Promote Equitable Housing and Community Development – Administration, Planning/Research, Fair Housing, and Language Access” allows for targeted needs assessments and activities to include, but are not limited to unmet affordable housing and community development needs. Specific needs include, but are not limited to activities for special needs populations and underserved populations. Activities may include but are not limited to Fair Housing Plans and Events, Surveys, Translation Services and Infographics, Strategic Plans, Market Studies, Transportation Studies, and Appraisals. This goal is inclusive of the respective program administration caps. CDBG (20%), HOME (10%), HTF (10%), ESG (7%), HOPWA (3%).
12	Strengthen Organizational Capacity of Non-Profits	Strengthen Organizational Capacity of Non-Profits” allows for fiscal opportunities and education/training programs for non-profit organization and non-profit affordable housing developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs) who are in the construction phase of a CHDO project.
13	Foster Small and Local Business Development	“Foster Small and Local Business Development” targets commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low and moderate- income entrepreneurs that increase the diversity of business services and

		amenities. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.
14	DOH Immediate Temp Housing Assistance for PLWH	Providing Immediate Temporary Housing Assistance to Homeless Persons Living with HIV” is to be realized through the provision of funds to operate housing facilities. Households will receive housing case management. Facilities will be emergency with a stay lasting no longer than 60 days and transitional housing providing housing up to 24-months.
16	DOH-Reach Viral Suppression and Retain Care	“Assisting Persons Living with HIV to Reach Viral Suppression and Retain Care by Providing Housing as a Social Determinant of Health” is to be realized through the provision of rental assistance and transitional housing. Persons who have fallen out of care will be provided housing for the purpose of retaining them in care so they may obtain viral suppression.
17	DOH-Single Parents with HIV & Family Stability	Preventing Single Parents Living with HIV from Losing Dependent Children due to Homelessness” is to be realized through the provision of transitional housing. Program performance data reveals that 47.3% of family members benefitting from HOPWA housing assistance are children under the age of 19. This goal has been developed from the realization that the risk of homelessness to households headed by a single person living with HIV also jeopardizes young children and presents a serious threat to their reaching positive life outcomes.
18	DOH-Persons Living with HIV & Housing Stability	“Helping Persons Living with HIV to Maintain Housing Stability” is to be realized through the provision of housing case management. Housing Case Management is essential to assist households in returning to independent living
19	DOH-Helping PLWH to become Self-Sufficient	Helping Persons Living with HIV to become Self-Sufficient” is to be realized through the provision of funds to pay for supportive services. To increase client self-sufficiency and increase income opportunities via job skills training and education makes housing independence and eventually homeownership possible
20	DOH-Linking PLWH to Suitable Housing	Linking Persons Living with HIV to Suitable Housing” is to be realized through the provision of funds to pay for housing information. As all clients with housing needs may not be assisted, it is important they have knowledge on how to navigate all available housing related services. HIRS
21	DOH-Develop Housing Resource for PLWH	Developing Housing Resources for Persons Living with HIV” is to be realized through funds to pay for Resource Identification. The DC Housing Market being one of the highest costs area in the nation and changing dynamics of the HIV Epidemic demand new approaches and innovative solutions to assist persons living with HIV.
22	DOH-PLWH Living Without Stigma	Helping persons living with HIV to live independently without stigma. This goal is to be realized through the provision of rental assistance. TBRA

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goals Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2027	2028	Affordable Housing	District Wide	Affordable Housing Capacity-Building	CDBG: \$13,000,000 CDBG-108: \$41,100,000	Affordability
2	Expand the Affordable Housing Stock	2027	2028	Affordable Housing	District Wide	Affordable Housing Persons Living without a Home or at Risk of Living Capacity-Building Facility-Based Development	HOME: \$13,800,477.32 HTF: \$8,351,285.91	Availability/A ccessibility
3	Strengthen Homeownership / Tenancy Among Households	2027	2028	Affordable Housing	District Wide	Affordable Housing Capacity-Building Short Term Rent Mortgage and Utility Assistance	CDBG: \$11,232,111.40 HOME: \$3,892,503.00	Affordability
4	Ensure Housing Stock is Safe/Healthy/A ccessible	2027	2028	Affordable Housing	District Wide	Affordable Housing Capacity-Building Sustainability/ Green Building/Community Resilience Facility Based Housing Operations Tenant Based Rental Assistance Short Term Rent Mortgage and Utility Assistance Housing Information	CDBG: \$1,991,443.00	Availability/A ccessibility
5	Prevent and End Homelessness	2027	2028	Homeless	District Wide	Persons Living without a Home or At Risk of Living	ESG: \$1,373,954.00	Availability/ Accessibility
6	Transform Abandoned/Vac ant Prosperities into Assets	2027	2028	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Availability/ Accessibility
7	Address Blighted and Sub-standard Property Issues	2027	2028	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Availability/ Accessibility

8	Promote Energy-Efficiency & Green Building	2027	2028	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Affordability
9	Community Resilience in a Disaster	2027	2028	Affordable Housing	District Wide	Affordable Housing	CDBG: \$0.00	Sustainability
10	Enhance/Improve Access to Amenities Near Affordable Housing	2027	2028	Non-Housing Community Development	District Wide	Neighborhood Investments-AFFH	CDBG: \$0.00	Availability/Accessibility
11	Administration	2027	2028	Other	District Wide	Plans/Studies	CDBG: \$3,840,777.60 HOPWA: \$1,682,338.00 HOME: \$877,830.74 HTF: \$300,000.00 ESG\$462,020.00	Sustainability
12	Strengthen Organizational Capacity of Non-Profits	2027	2028	Affordable Housing Non-Housing Community Development Other	District Wide	Affordable Housing Neighborhood Investments-AFFH Capacity Building Facility Based Housing Operations Facility Based Development Housing Information and Referral Services	HOME: \$100,000.00	Sustainability
13	Foster Small and Local Business Development	2027	2028	Non-Housing Community Development	District Wide	Neighborhood Investments-AFFH	CDBG: \$4,131,000.00	Sustainability
14	DOH Immediate Temporary Housing Assistance for PLWH	2027	2028	Homeless Non-Homeless Special Needs	District Wide	Facility Based Housing Operations	HOPWA: \$3,300,000	Availability/Accessibility
15	DOH-Reach Viral Suppression and Retain Care	2027	2028	Non-Homeless Special Needs	District Wide	Facility Based Housing Operations Tenant Based Rental Assistance	HOPWA: \$2,813,000	Availability/Accessibility
16	DOH- Single Parents with HIV & Family Stability	2027	2028	Non-Homeless Special Needs	District Wide	Facility Based Housing Operations	HOPWA: \$228,000	Availability/Accessibility

17	DOH- Persons Living with HIV & Private Housing Stability	2027	2028	Non-Homeless Special Needs	District Wide	Short Term Rent Mortgage and Utility Assistance	HOPWA: \$532,000	Availability/A ccessibility
18	DOH helping PLWH to become Self-Sufficient	2027	2028	Non-Homeless Special Needs	District Wide	HIV/AIDS Support	HOPWA: \$287,000	Affordability
19	DOH-Linking PLWH to Suitable Housing	2027	2028	Non-Homeless Special Needs	District Wide	Housing Information and Referral Services	HOPWA: \$455,000	Sustainability
20	DOH-Develop Housing Resource for PLWH	2027	2028	Non-Homeless Special Needs	District Wide	Resource Identification	HOPWA: \$36,000.00	Availability/A ccessibility
21	DOH- PLWH Living without Stigma	2027	2028	Non-Homeless Special Needs	District Wide	Tenant Based Rental Assistance	HOPWA: \$6,847,320	Affordability

AP-35 Projects - 91.220(d)

Introduction

Below is a summary of projects that will take place during the program year that address the Districts priority needs. Specific objectives are detailed in the individual project descriptions below. All project funds are allocated District-wide with a focus on low-income census tract areas to achieve equitable distribution of the funds.

Projects

#	Project Name
1	Program Administration
2	Affordable Housing Program
3	Community Housing Development Organization Development Projects
4	Community Housing Development Organization Development Operating Expenses
5	Emergency Solutions Grant
6	Homeownership Purchase Assistance Program (HPAP)
7	HOPWA Only 2027-2031: Facility-Based Housing Operations
8	HOPWA Only 2027-2031: Facility Base Housing
9	HOPWA Only 2027-2031: Short-Term Rent Mortgage and Utility
10	HOPWA Only 2027-2031: Supportive Services
11	HOPWA Only 2027-2031: Permanent Housing Placement
12	HOPWA Only 2027-2031: Resource Identification
13	HOPWA Only 2027-2031: Housing Information
14	HOPWA Only 2027-2031: Grantee Administration
15	Housing Counseling Program
16	Section 108 Loan Guarantee Program
17	Small Business Technical Assistance Program

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The District prioritizes the aforementioned needs based on public comments received through district-wide consultations. The primary obstacle to meeting the underserved needs of residents is funding availability. The District has a high demand for affordable housing and community development activities due to the region's density

1	Project Name	Program Administration
	Target Area	District-Wide
	Goals Supported	AD: Promote Equitable Housing & Comm. Development
	Needs Addressed	Neighborhood Investments - AFFH Plans/Studies
	Funding	CDBG: \$3,840,777.60 HOME: \$877,830.74 HTF: \$300,000 HOPWA: \$298,646 ESG\$462,020.00
	Description	Administer federal entitlement programs in compliance with 2 CFR 200 using document translations and event translators. Administer compliance requirements for the Citizen Participation Plan.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Districtwide stakeholders will benefit from the work, training, and access to information in their native language.
	Location Description	District Wide
	Planned Activities	Personnel Costs, Plans, and Studies, Translation Services, Fair Housing Events
2	Project Name	Affordable Housing Program
	Target Area	District-Wide
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Address Blighted and Substandard Property Issues Promote Energy-Efficiency & Green Building
	Needs Addressed	Affordable Housing Sustainability/Green Building/Community Resiliency
	Funding	CDBG: \$13,000,000 HOME: \$11,800,477.32 HTF: \$8,351,285.91

	Description	To preserve and create affordable housing units for LMI Households through rehabilitation, new construction, and rental assistance (rent, utilities, and or deposit).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Beneficiaries who can benefit from the project are families, individuals, seniors, special needs, and people at risk of homelessness. All beneficiary data is identified in the annual CAPER. CDBG: 26 HOME: 19 HTF: 13 All units will be designated for Permanent Supportive Housing (PSH) and will serve households earning 30% or less of the AMI.
	Location Description	District-Wide
	Planned Activities	Financing the development of preserving or creating affordable housing. Activities can include but are not limited to development financing costs, costs associated with acquisition, complex story and soft costs, rental subsidies, and green energy costs.
3	Project Name	Community Housing Development Organization Development Projects
	Target Area	District-Wide
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Promote Energy-Efficiency & Green Building
	Needs Addressed	Affordable Housing Sustainability/Green Building/Community Resiliency
	Funding	HOME: \$2,000,000
	Description	CHDO Assistance assists the District in developing affordable housing projects for households earning 80% or less of AMI.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	DHCD currently has one certified Community Housing Development Organizations (CHDO) and anticipates that the CHDOs will be requesting funding for new projects during this planning period to develop affordable housing units for persons at or below uncapped 60% of AMI. This grant will support 4 HOME-CHDO units but will be part of a more considerable affordable housing development.
	Location Description	District-Wide

	Planned Activities	CHDOs are financing the development of preserving or creating affordable housing. Activities can include but are not limited to development financing costs, costs associated with acquisition, complex story and soft costs, rental subsidies, and green energy costs.
4	Project Name	Community Housing Development Organization Development Operating Expenses
	Target Area	District-Wide
	Goals Supported	Strengthen Organizational Capacity of Nonprofits
	Needs Addressed	Capacity-Building
	Funding	\$100,000
	Description	CHDOs with projects in the construction phase are eligible for up to \$100,000 to offset operating costs during the first 24 months of construction. This is need dependent and not a guarantee.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CHDO Operating expenses will support one CHDO, in which additional resources can be deployed to CHDO-targeted populations (beneficiaries) at the award. All beneficiary data is identified in the annual CAPER.
	Location Description	District-Wide
	Planned Activities	Personnel Costs and Costs Outlined in 2 CFR 200
5	Project Name	Emergency Solutions Grant (ESG)
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Persons Experiencing Homelessness or Experiencing
	Funding	ESG: \$
	Description	Emergency shelter services and Rapid Rehousing supportive services for individuals experiencing or at risk of homelessness and supportive services to support the program. Program administration at \$101,540, the 7.5% maximum cap allowable.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 392 individuals are experiencing homelessness.

	Location Description	District-Wide
	Planned Activities	Rental Assistance, Emergency Shelter, Supportive Services and Administrative Services
6	Project Name	Homeownership Purchase Assistance Program (HPAP)
	Target Area	District-Wide
	Goals Supported	Strengthen Homeownership/Tenancy Among Households
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,010,111.40 HOME: \$4,000,000
	Description	HPAP is a first-time homeownership program for persons wanting to buy in the District.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 households will benefit from this activity.
	Location	District-Wide
	Planned Activities	Costs associated with the purchase of a first home. Prices include but are not limited to principal buydown, downpayment assistance, closing costs, interest rate buydowns, and gap financing.
7	Project Name	HOPWA Only 2027-2031: Tenant-Based Rental Assistance DCH21F001
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness DOH-Expanding Housing to Persons Living w/ HIV DOH-Persons Living w/HIV & Priv. Housing Stability. DOH-Persons Living w/HIV & Housing Stability DOH-PLWH Living Without Stigma
	Needs Addressed	Tenant-Based Rental Assistance
	Funding	HOPWA: \$
	Description	Tenant-Based Rental Assistance is a rental assistance program for individuals and families with HIV/AIDS.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Three hundred fifty households for People Living With HIV (PLWH) to be able to live without stigma.
	Location Description	DC EMSA
	Planned Activities	To provide funds to pay rents for clients to private landlords.

9	Project Name	HOPWA Only 2027-2031: Short Term Rent Mortgage and Utility DCH21F001
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness DOH-Persons Living w/HIV & Housing Stability
	Needs Addressed	Persons Living Without a Home or At Risk of Living
	Funding	HOPWA: \$
	Description	Funds to support persons with HIV/AIDS to maintain their current housing status.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	DC EMSA for HOPWA
	Planned Activities	Provide rental or mortgage payments, including utility payments, if necessary, to help persons living with HIV maintain their current housing.
10	Project Name	HOPWA Only 2025-2027: Supportive Services DCH2F001
	Target Area	District-Wide
	Goals Supported	DOH-Persons Living w/HIV & Housing Stability DOH-Helping PLWH to Become Self-Sufficient
	Needs Addressed	HIV/AIDS Supportive Services
	Funding	HOPWA: \$
	Description	Helping persons living with HIV to maintain housing stability. Assisting persons living with HIV to become self-sufficient.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 630 families with persons living with HIV will benefit from these activities.
	Location Description	DC EMSA
	Planned Activities	Housing Case Management. Job training, education, transportation, and food.

11	Project Name	HOPWA Only 2027-2031: Permanent Housing Placement DCH2F001
	Target Area	District-Wide
	Goals Supported	DOH-Single Parents w/HIV & Family Stability DOH-Persons Living w/HIV & Priv. Housing Stability. DOH-Persons Living w/HIV & Housing Stability DOH-Helping PLWH to Become Self-Sufficient DOH-Linking PLWH to Suitable Housing DOH-PLWH Living Without Stigma
	Needs Addressed	Permanent Housing Placement
	Funding	HOPWA: \$
	Description	Permanent Housing Placement. Assistance to households not exceeding two months of housing costs. Funds to pay for security deposits, background checks, etc.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 120 families with persons living with HIV will benefit from activities.
	Location Description	DC EMSA
	Planned Activities	Permanent housing placement.
12	Project Name	HOPWA Only 2027-2031: Resource
	Target Area	District-Wide
	Goals Supported	DOH- Develop Housing Resources for PLWH
	Needs Addressed	Resource Identification
	Funding	HOPWA: \$
	Description	Establish, coordinate, and develop housing assistance resources in a community and conduct research or carry out activities to determine the feasibility of specific housing-related initiatives.
	Target Date	9/30/2027
	Planned Activities	
13	Project Name	HOPWA Only 2027-2031: Housing Information
	Target-Area	District-Wide
	Goals Supported	DOH-Reach Viral Suppression and Retain Care DOH-Linking PLWH to Suitable Housing
	Needs Addressed	Housing Information and Referral Services

	Funding	HOPWA: \$
	Description	Linking people living with HIV to suitable housing. This goal is to be realized by providing funds to pay for housing information.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5000 families with persons living with HIV will benefit from information on housing resources and determination of program eligibility
	Location Description	DC EMSA
	Planned Activities	Housing Information.
14	Project Name	HOPWA Only 2027-2031: Grantee Administration
	Target Area	District-Wide
	Goals Supported	DOH- Develop Housing Resources for PLWH
	Needs Addressed	Plans/Studies Facility-Based Housing Operations Short Term Rent Mortgage and Utility Assistance Facility-Based Development HIV/AIDS Supportive Services Resource Identification
	Funding	HOPWA: \$
	Description	Funds for the general administration and oversight of the HOPWA program are subject to 3% of the annual formula allocation.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	District Wide
	Planned Activities	General Administration and oversight of the HOPWA program.
15	Project Name	Housing Counseling Program
	Target Area	District-Wide and NRSA in Wards 7 and 8
	Goals Supported	Strengthen Homeownership/Tenancy Among Households
	Funding	CDBG: \$9,222,000
	Description	Provide housing counseling and resources to LMI homeowners and tenants in the District.

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Non-Public Service Housing Counseling Beneficiaries: The following programs have beneficiaries who will benefit from one-to- one housing counseling to purchase a new home or remain in their home so that individuals and families may live in safe, decent, sanitary, affordable, and stable housing: Public Service Housing Counseling Beneficiaries: Group Housing Counseling – 10,000 District CBOs will provide group counseling sessions to over 10,000 individuals on the following topics (topics may vary based on need): budgets, pre-purchase, post-purchase and rental affordability, TOPA, etc.
	Location Description	District-Wide
	Planned Activities	Counseling Services, Foreclosure and Eviction Prevention and Preparing for First Time Homeowners. Annual Goals Supported is to strengthen homeownership and tenancy among low mod households.
16	Project Name	Section 108 Loan Guarantee Program
	Target Area	District-Wide
	Goals Supported	Preserve Existing Supply of Affordable Housing Transform Vacant Properties into Assets Enhance/Improve Access to Amenities Near Affordable Housing
	Needs Addressed	Affordable Housing Neighborhood Investments - AFFH
	Funding	CDBG 108: \$41,100,000
	Description	The District is proposing to invest the remaining Section 108 funding in the Multi-family Housing Rehabilitation Loan Fund.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of ~150 affordable units and the project is still in development.
	Location Description	District-Wide
	Planned Activities	Acquisition, hard and soft development costs, and financing costs.
17	Project Name	Small Business Technical Assistance
	Target Area	District-Wide
	Goals Supported	Foster Small and Local Business Development
	Needs Addressed	Neighborhood Investments - AFFH
	Funding	CDBG: \$4,131,000
	Description	Provide funds to local community-based organizations (CBOs) that will provide technical assistance to business owners with business stability skills and resources in low to moderate areas.

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The District's SBTA program typically assists ~200 businesses. The benefit to families will be the economic stability impact on the families of the business owners who received TA from the CBOs.
	Location Description	District-Wide
	Planned Activities	Provide training and counseling to small business owners in low to moderate-income census tracts. The annual goal supported is to foster small and local business development.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed. Assistance is targeted for distribution District-Wide at 75% and the remaining 25% for the HUD approved Neighborhood Revitalization Strategy Area located in Wards 7 and 8.

Geographic Distribution

Target Area	Percentage of Funds
District-Wide	75%
Wards 7 and Ward 8	25 %

Rationale for the priorities for allocating investments geographically

DC invests heavily in Wards 7 and 8 to reverse decades of structural disinvestment, address high poverty, and mitigate extreme economic and racial disparities (92% Black population) compared to the rest of the city. Key priorities include fostering equitable economic development, building affordable housing, expanding healthcare access, creating "food swamps" to "food desert" alternatives, and managing the impacts of gentrification.

Discussion

AP-55 Affordable Housing - 91.220(g)

Introduction

The charts below represent the one-year goals of the Department of Housing and Community Development (DHCD) and the Department of Human Services (DHS) to support the needs of the residents in the District. The data below meets the definition for affordable housing §92.252 (Rental) and §92.254 (Homeownership). Estimates do not include emergency shelters, transitional housing, or social services.

One Year Goals for the Number of Households to be Supported

Homeless	200
Non-homeless	450
Special Needs	40
Total	690

One Year Goals for the Number of Households Supported Through

Rental Assistance	0
Production of New Units	10
Rehab of Existing Units	165
Acquisition of Existing Units	0
Total	175

Discussion:

Introduction

The District of Columbia Housing Authority (DCHA) is dedicated to providing housing for our community's most vulnerable populations. DCHA achieves this role by providing quality housing units to approximately 68,000 households in the public housing program and managing rental subsidy vouchers for over 142,000 households in the federal Housing Choice Voucher Program and over 7,500 households in local voucher and rental subsidy programs, including the Local Rent Supplement Program. DCHA's mission is to provide quality affordable housing to extremely low- through moderate-income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives. DCHA is dedicated to addressing the housing needs of the District of Columbia's most vulnerable populations including seniors, people with disabilities and families with children. As an independent public agency, DCHA provides housing assistance to nearly 10% of the District's residents. The agency's work encompasses roles as a landlord, property manager, voucher administrator, and real estate developer.

Following several years of chronic vacancies in the public housing portfolio and less than quality housing conditions for occupied units, DCHA is now in its second third year of implementing a focused capital improvement program to address both the number of vacant and occupied units across the District and to invest in the housing conditions that public housing residents live under. In parallel, DCHA has adopted an aggressive approach to processing and placing more local and federal vouchers to assist low-income households to find housing in this rapidly gentrifying city. Both approaches continued to show positive results. DCHA has made progress in reducing the number of vacancies in the backlog and is working to achieve an industry standard for turning around new vacancies, while systematically addressing health hazards and increasing accessible units. For the second year in a row, DCHA has surpassed 80% utilization in the public housing portfolio. Utilization in the public housing program has increased to over 85%. Additionally, DCHA has increased customer service for voucher programs by opening new field offices, hosting landlord conference days to address landlord issues, holding "Meet and Lease" events, hiring and training additional staff, and reducing the 20-year waiting list.

Moreover, to address the long-standing administrative issues, in June 2024, DCHA issued a Three-Year Recovery Plan whose aim is to address systemic issues comprehensively and in a coordinated manner. DCHA will continue to work with its residents and community partners on continuous improvements necessary to advance the mission.

Actions planned during the next year to address the needs to public housing:

Guided by the Three-Year Recovery Plan, DCHA is working with urgency to address the myriads of issues preventing the implementation of good customer service, quality work product, and having meaningful impact on the lives and well-being of residents living on DCHA properties and applicants and voucher holders in the rental subsidy programs.

Building upon the successes of the vacancy backlog response, DCHA will continue its multi-department approach to vacancy reduction. By increasing the number of contractors hired to address vacant units, on average approximately 100 units are available for applicants on the public housing waiting list and for current public housing residents requiring transfers. The units being returned to DCHA's portfolio are also being abated for health hazards such as lead paint and mold in a remediation and testing program consistent with current rules and regulations. DCHA has contracted with pest management companies to address the persistence of rodent and

insect infestations. In addition, DCHA has commenced a coordinated approach to increasing the number of accessible units throughout the public housing portfolio. Moreover, to address resident complaints, DCHA's Property Management Operations (PMO) team has implemented a preventative maintenance program. DCHA's Sustainability Tea, has also been working to improve the public housing portfolio's energy and water performance while prioritizing and improving the health and well-being of DCHA's residents.

To support its long-term housing goals, DCHA has established three new departments—Development, Capital Construction & Design (CCD), and the Office of Asset Management, each playing a critical role in strengthening the agency's real estate portfolio. The Development Department is focused on strengthening the affordable housing portfolio that DCHA owns and operates, including repositioning public housing operating subsidies, securing partnerships to redevelop the aged public housing stock, preserving redeveloped properties, and increasing the number of affordable units. CCD is responsible for designing, managing, and implementing DCHA's capital expenditure funds, including addressing outstanding regulatory issues, managing the design of modernization projects, and establishing new accountability measures. Finally, the Office of Asset Management is tasked with initiating and managing a strategic plan for all DCHA properties and assisting DCHA in meeting its development program goals. Together, these departments are driving a coordinated approach to revitalizing existing DCHA housing, creating new units, and sustaining a strong and resilient portfolio for the future.

DCHA's development program has also taken major steps in improving the guidelines for becoming a Public Developer. Last year the DCHA Board approved two important resolutions: the guiding principles for all development projects and the principles for operating subsidy repositioning of its public housing portfolio. These resolutions outlined the necessary facets for a successful development program. As a result, DCHA has commenced its program to change the current operating subsidy from a very low public housing subsidy to a project-based voucher system (RAD or Section 18 conversions). This subsidy reposition strengthens DCHA ability to preserve and grow its affordable housing portfolio

Starting in 2025, DCHA launched its multi-phase, intensive renovation and modernization program to preserve 3,500 affordable housing units across 18 of DCHA's public housing properties. Under the Bond Revitalization Plan, DCHA will utilize Industrial Revenue Bonds and RAD/Section 18 blends to convert the properties from a traditional public housing subsidy to a project-based voucher subsidy, with DCHA maintaining full ownership. This transformative plan will preserve the long-term affordability and health of these properties. Phase 1 includes nine properties: Claridge Towers, James Apartments, Fort Lincoln, Hopkins Apartments, James Creek, Sibley Plaza, and Syphax Gardens, Lincoln Heights, and Knox Hill.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

Improved customer service and active resident engagement is at the heart of DCHA's turnaround effort. As a core value, DCHA recognizes that public housing residents are its partners and must be involved in the decisions impacting where they live. As such, the Three-Year Recovery Plan recognizes that each department in the agency must create programs and systems that improve customer service and that engage residents and voucher participants in agency programs and decisions.

As part of a broader an agency-wide reorganization effort, DCHA has officially established the Office of Resident Services as its own department, previously housed under the Office of Property Management department. This new department is dedicated to capacity-building activities, organizational support, and resource coordination for

DCHA residents. In particular, the Office of Resident Services focuses on addressing the particular needs of youth, the elderly, and other vulnerable populations within public housing communities. The Department plays a key role in partnering with property managers to foster strong and engaged public housing communities. Additionally, DCHA staff have been tasked with providing more hands-on support to Resident Councils, helping them establish and meet their goals. DCHA continues to support and actively consult with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils, ensuring resident voices remain central to agency planning and decision making.

DCHA holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs, and activities using the virtual meeting platform, where participants can view videos online or join via phone for the audio-only option. More and more resident and community meetings are being held in person or in a hybrid manner so as to encourage greater resident participation in all meetings. For example, this year DCHA will hold a series of in-person and virtual meetings, as well as a public comment period, to discuss resident concerns and solicit feedback on the Admissions and Continued Occupancy Policy (ACOP) which details the DCHA's policies with respect to key topics such as eligibility, tenant selection, admission preferences, waitlist procedures, etc.

The DCHA web site continues to be improved so that the community facing portals and information are more easily accessible. DCHA has rolled out an improved public housing resident portal that allows residents to pay rent, request maintenance calls, submit certification materials and other information online. The system will allow for online applications and updates to the applications. In addition, DCHA has rolled out a landlord portal for the HCV program where landlords are able to schedule and track unit inspections, view payment statements, and track-in progress moves for the voucher programs.

DCHA has improved the effectiveness of its communication with persons with disabilities, as well as complies with the District's Language Access law, and translators offer interpretation services for Limited English Proficient (LEP) persons, including translations of all development-related information, and having translators where such are requested. DCHA has translated all vital documents in DC's top languages in accordance with local regulations and ensured their availability on DCHA's website. DCHA received a 100% satisfaction rating from the DC Office of Human Rights to provide proper language access to customers. DCHA's communication strategy includes digital and traditional media touchpoints to ensure all customers are in the loop. The Agency communicates across all the Agency's social media channels, including Facebook, Instagram, Twitter, and LinkedIn. Updates to the website are integral to support overall agency updates and communications. Traditional media includes flyers, postcards, door hangers, common-area posters, and letters via mail. The Agency leverages technology by making information available via flat screen monitors on select properties and kiosks in our customer service centers. Customers can meet with housing specialists and case managers virtually or in person to conduct transactions or participate in fair hearings. Customer satisfaction surveys for Public Housing and HCV customers are sent regularly from the Office of Customer Engagement. Property Managers hold monthly meetings to update residents on Agency and community activities and allow residents to voice concerns. In addition, the Agency coordinates targeted engagement with families around specific initiatives/issues.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

Pursuant to HUD's assessment criteria, DCHA is not a designated "troubled PHA".

Discussion:

Introduction

Special-needs housing includes targeted programming or housing alterations to accommodate specific demographic populations. Additional medical, personal care costs, and particular housing needs exacerbate challenges faced by people living with a clear need to remain stably housed and connected to care. This section presents characteristics of large special-needs populations and outlines housing and supportive service needs. The results of the District's 2025 PIT Count show reductions in homelessness in nearly all categories across the CoC. These reductions are the result of strategic, targeted investments throughout the system that emphasize prevention, diversion, rapid linkage to appropriate services, scaled up and targeted case management, and connection with permanent housing resources. The District focuses on ensuring the resources it has are used for high-impact, evidence-based, sustainable interventions wherever possible, and the results from the 2025 PIT Count demonstrate the CoC's effectiveness in service to the residents of the District. The 2025 PIT count found positive change in course following two years of increases showed a total reduction of nine (9) percent for all people. The number of family households decreased 18 percent between 2024 and 2025, equating to the same (18 percent) reduction in the number of persons within families, and remains the 43 percent lower compared to the number counted in the 2020 PIT Count. Unaccompanied Individuals also showed a reduction in the 2025 count from the previous year's count with roughly five (5) percent fewer unaccompanied individuals. Additionally, we saw another decrease in veteran homelessness continuing the significant reduction in veterans experiencing homelessness – decreasing from 309 in 2020 to under 199 in 2025.

Describe the one-year jurisdictions' goals and actions for reducing and ending homelessness including:

- **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:** Street outreach to unsheltered individuals is primarily provided by the Department of Human Services (DHS)' three contracted providers who make up the Comprehensive Street Outreach Network (CSON). DHS funds 33 outreach staff across the three CSO providers, who work in assigned clusters to cover the full geographic boundaries of the District. Outreach efforts include engaging with persons experiencing unsheltered homelessness, conducting health and safety checks, case management, referrals, and connecting persons with the CoC's Coordinated Entry System (CES). These providers identify the persons in their care using the Homeless Management Information System (HMIS).

As of March 2025, the teams were actively working with 181 unsheltered individuals in 132 tents across the District, as well as performing outreach and assessment, the teams are supporting the housing process for individuals who are matched or assigned to a Permanent Supportive Housing resource. In addition, the outreach teams are supporting the efforts of PSH teams by assisting in completing LRSP voucher applications to assist clients in their path to housing.

All DHS funded outreach providers use HMIS and participate in Coordinated Entry. The CoC continues to ensure that all homeless street outreach providers operating in the District even those without DHS funding, have access to HMIS and actively participate in the coordinated entry and housing placement (CAHP) processes. All coordinated entry or CAHP participating providers, including privately funded meal programs, drop-in centers, service providers and some community based mental health providers, are required to identify CAHP Liaison(s) from their respective agencies. The Liaisons serve as the lead point

of contact in managing accurate data reporting to inform the By-Name List (BNL) as well as all roles and responsibilities in the housing match process.

- **Addressing the emergency shelter and transitional housing needs of homeless persons:** The CoC's Short-Term Family Housing (STFH) programs – which are state of the art, small, service enriched shelters for families, continue their success. These programs, seamlessly embedded in communities in seven (7) of our eight (8) wards, continue to assist families with essential safety needs while maintaining short lengths of stays with the goal of sustainable exits to permanent housing. The CoC is proud of the strides made in bolstering our emergency services system and ensuring a haven for everyone in our community. DHS and the CoC continue to assess their approach to emergency shelter for single adults. Prior to the pandemic, all emergency shelters serving individuals were large, congregate sites serving hundreds of people.

After purchasing the building in FY23, in 2024 the District opened the Aston bridge housing program in Foggy Bottom - the first of its kind non-congregate Bridge Housing building for individuals who are medically vulnerable, matched to housing, or those who cannot be served by congregate settings. This building provides a semi-private, service rich environment to facilitate the delivery of case management services and housing navigation services critical for rapid exit from homelessness. Building on the success of this building, the District recently opened the second non-congregate Bridge Housing facility for individuals in the District.

- **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families:** Our families, single and youth systems system continue to develop innovative management and develop high impact programs and invest in high impact interventions to help homeless persons make the transition to permanent housing and independent living. The system aligned the rent reasonableness process for the Family Rehousing Stabilization Program (FRSP) with the Housing Authority policy by implementing the use of affordablehousing.com, effective January 1, 2024. This strategic alignment ensures consistency in rental pricing determinations, enhances compliance with federal guidelines, and strengthens coordination with the Housing Authority's standard.

The District continues to invest in short-term and long-term sustainable permanent housing opportunities and leveraging both local and federal dollars to support vulnerable District residents.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs who were recently homeless from becoming homeless again:** A key element of our CoC that works to prevent families from entering homelessness is our Virginia Williams Family Resource

Center (VWFRC). VWFRC is the central intake office for all families in the District of Columbia seeking housing assistance. VWFRC assesses each family's unique needs and refers them to prevention services wherever possible. Each year, VWFRC conducts several thousand assessments of families experiencing a crisis. After a thorough intake discussion, families are referred to the Homelessness Prevention Program, Short-Term Family Housing, or a different program based on the findings from the assessments.

In FY 2025, DHS continued to build on the successes of the Homelessness Prevention Program (HPP), which prevents families at risk from entering the shelter system by providing services and resources that stabilize the family within the community. HPP providers assist families with developing a plan, identifying resources, and setting goals that will help them maintain stable housing with their pre-existing support networks, rather than coming into the shelter system.

Unlike the family system, the system serving individuals has not had a central point of intake; rather, it strives to have a "no wrong door" approach to numerous access points throughout the District utilizing a coordinated entry system. Individuals experiencing homelessness can enter the homeless services system through many different access points, including low barrier shelter, day service centers, the homeless services hotline, and/or outreach teams. At each point of intake, there were different methods used to assess an individual's needs.

In order to streamline this process, beginning in FY23 and continuing through FY24, the District entered the implementation phase of the Streamlining Intake initiative to create a more consistent way of assessing each person's needs and directing them to the right resource as quickly as possible, by launching the Front Door Navigation Tool with the District's Homeless Services Hotline (previously Shelter Hotline). We have continued to see success with the tool, in FY24 the tool was utilized over 120 times and referred almost 70 individuals to the District's Diversion and Rapid Exit Program for individuals, Project Reconnect.

Due to Project Reconnect scaling up in FY22 and the new Front Door Navigation Tool launches in FY23 and FY24, Project Reconnect saw a jump in clients assessed and successful diversion/rapid exits the last two years, seeing an almost 200% increase in successful diversions from 300 across FY21/22 to 873 across FY23/24. In FY24, the District continued implementing many of the same reforms to the individual system that were made in the family system:

- 1) focusing on homelessness prevention
- 2) reforming and redesigning shelter; and
- 3) working to connect shelter residents to housing as quickly as possible.

Another key initiative designed to prevent evictions and ensure residents stay stably housed and avoid entering into homelessness is the Emergency Rental Assistance Program (ERAP). In FY24, the ERAP program served over 9,000 ERAP applicants and administered \$53.5 million in emergency rental assistance, which was more than double pre-pandemic levels of 3,912 in FY20, and over 2,000 more households served than FY22.

In FY 2024, DHS continued to build on the successes of the Homelessness Prevention Program (HPP), which prevents families at risk from entering the shelter system by providing services and resources that stabilize the family within the community. HPP providers assist families with developing a plan, identifying resources, and setting goals that will help them maintain stable housing with their pre-existing support networks, rather than coming into the shelter system. In FY 2024, 2,088 families were referred for prevention and providers were able to prevent 1,848 families from experiencing homelessness and entering shelter. On average, families received services from a prevention provider for up to 120 days in FY 2024. As discussed in previous sections, family prevention has played a significant role in prevention in reducing homelessness overall.

Our youth system continued to provide vital, targeted services to hundreds of youths in the District. Specifically, the youth system provides multiple shelter and Transitional Housing beds specifically dedicated to unaccompanied youth ages 18 -24 experiencing homelessness in the District and served over 1500 youth at youth-specific drop-in centers across the city. Additionally, the youth system improved collaboration between drop-in centers and youth-specific low-barrier shelter by adding daily transportation services through the District's shelter hotline and increased the geographic footprint of youth-focused street outreach services by collaborating with the single adult system.

Discussion

AP-70 HOPWA Goals - 91.220 (l)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	300
Tenant-based rental assistance	275
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	90
Total	665

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

As of early 2026, the District of Columbia faces a critical shortage of affordable housing, driven primarily by high development costs, a severe deficit of units for extremely low-income (ELI) households, and rising operational expenses for housing providers. Only 32 affordable and available homes exist for every 100 households with incomes at or below 30% of the area median income (AMI). The District continues to undertake action to reduce the barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

The District is taking a multi-pronged approach to eliminate barriers to affordable housing, focusing on substantial financial investment, regulatory reform, preservation of existing units, and converting underutilized office space into residential units. The "Grow DC" FY 2026 constitute the core of these efforts, aiming to address high construction costs, slow approval timelines, and the need for deeper affordability.

- **Financial Investment and Reform**
 - Housing Production Trust Fund (HPTF): The FY 2026 budget invests \$100 million into the HPTF to support the construction and preservation of affordable rental and homeownership units.
 - Housing Opportunity Fund (HOF): Proposed legislation seeks to replace the HPTF with a new HOF, creating dedicated sub-accounts for production, preservation, tenant purchase support, and the District Opportunity to Purchase Act (DOPA)
- **Removing Regulatory Barriers**
 - TOPA Reform: Reforming the Tenant Opportunity to Purchase Act (TOPA) to streamline transactions and improve predictability, such as exempting certain new and small buildings from TOPA to encourage investment, while providing assistance to tenants for preservation.
 - Office-to-Residential Conversions: The Housing in Downtown (HID) program is actively converting vacant office buildings into residential units, with plans to add nearly 1,000 units by the end of 2026.
- **Expanding Access and Stability**
 - Tenant Purchase Support: \$30 million is designated to help tenants purchase their buildings through TOPA, aiding in the preservation of affordable units.
 - Homeownership Assistance: The Home Purchase Assistance Program (HPAP) provides up to \$202,000 in gap financing to first-time homebuyers, with \$23 million allocated for this purpose in FY 2026.

AP-85 Other Actions - 91.220(k)

Introduction:

The District of Columbia has identified the following actions to address affordable housing goals: address obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs:

DHCD developed a capacity-building plan for residents, developers, and community-based partners that identifies the following:

- Available resources
- Federal and local compliance requirements,
- Identifies tenant rights, and
- Includes efforts to grow existing and new nonprofit organizational capacity continuously.

As a result, DHCD has met with two nonprofit organizations desiring to become certified Community Housing Development Organizations (CHDOs) in the District of Columbia and build affordable housing units.

Actions planned to foster and maintain affordable housing:

The Housing Preservation Fund is a revolving loan fund designed to provide short-term bridge financing to preserve affordability until permanent sources can ensure long-term affordability was seeded with \$10 million in local funds in DHCD's FY 18 Budget, and an additional \$9 million in the FY 19 Budget, and \$10 million in the FY 20 Budget. These funds were leveraged three to one with other private and philanthropic investments to fund \$116 million in short-term bridge acquisition and predevelopment financing for eligible borrowers.

The District Opportunity to Purchase Act (DOPA) was amended by the District's Opportunity to Purchase Amendment Act of 2021 (D.C. Law 24-24). As a result of this amendment, the mayor has an opportunity to purchase any property in the District with more than ten units offered for sale that are not purchased through the Tenant Opportunity to Purchase Act process (TOPA). If the Mayor exercises her opportunity to purchase, the units in the property must be rented at an average level affordable to households earning no more than 60% of MFI. Actions planned to reduce lead-based paint hazards

Actions planned to reduce lead-based paint hazards:

Every year in the District of Columbia, thousands of children and adults suffer from serious health problems caused or worsened by environmental health hazards. Hence, illnesses and injuries caused by environmental risks are why children require hospitalization in the District. However, many parents do not know where a child is most likely to be harmed by an environmental health hazard at home. This includes but is not limited to asthma, lead poisoning, unintentional injuries, and other harmful health effects. The most common culprits include peeling or deteriorating paint, mold, insect and rodent infestation, overuse of pesticides and other chemicals, poor ventilation, water leaks, trip and fall hazards, and malfunctioning cooling and heating systems. The Department of Energy & Environment (DOEE) launched the Energy Efficiency and Remediation Program (EERP) in response to

these threats. DOEE's Residential Services Division works with local nonprofits to identify and end environmental health and safety threats while leveraging energy efficiency improvements in eligible single-family and multifamily homes throughout the District. Depending on the results of an assessment of the property, EERP can address the common culprits listed earlier, as well as roof repair, new windows, doors, or flooring, with priority given to households with young children.

Actions planned to reduce the number of poverty-level families:

DHCD contributes to reducing family poverty by providing individuals and families with stable housing. DHCD helps residents improve their financial stability by delivering tenants and prospective homeowners with household/home management and maintenance, fair-housing education, credit, and homeownership counseling, all geared toward improving residents' opportunities to obtain and retain decent housing. DCHA provides residents of buildings with expiring Section 8 protections and targeted assistance in locating housing options and are introduced to the DHCD-sponsored TOPA Program to move toward ownership. Other agencies play a crucial role in the reduction of poverty. The DHS administers income support, welfare to work, and various programs to support families and individuals. The Office on Aging (OOA) provides support services to seniors and partners with DHCD in developing senior housing. The Department of Employment Services (DOES) provides extensive job training opportunities through its "One-Stop Service Centers." The DC Public School Administration (DCPS) has created career-oriented high schools to facilitate students' progression from school to real jobs in the DC market.

Actions planned to develop institutional structure:

To develop a more effective crisis-response system, the homeless support system must be transformed from one where people are supported for months and often years to an effective crisis-response system where people are safe and secure and quickly get back on their feet. Key areas of focus within this strategy include not only action items to improve the actual physical conditions of shelters but also actions to improve operations, ensure the ability to move quickly, stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing. Increase the dedicated supply of supportive and affordable housing.

Reducing the length of stay in a shelter is the key to meeting the annual demand for protection while at the same time reducing spending on shelter cover. Reduce barriers to supportive and affordable housing. An adequate housing supply does not assist clients who cannot access it. Increase economic security of the households. Financial security is particularly essential for families provided with Rapid Re-Housing assistance. Rapid Re-Housing is a crucial tool that allows people to move quickly from the shelter into permanent housing. To increase the success of families and individuals in the program and reduce the likelihood of returning to homelessness, targeted employment assistance must be provided to these households. While particularly important for Rapid Re-Housing of household homes, increasing income is critical for all families. Increase homelessness prevention efforts. The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, more must be done to stabilize high-risk families before arriving at the shelter door.

The ICH is developing Homeward DC 3.0, the latest iteration of the strategic plan to end and prevent homelessness in the District. The plan is comprised of the following priorities:

- Ensure multiple, effective pathways for people to exit homelessness.

- Maintain and expand housing with supportive services such as transitional housing, bridge housing, rapid rehousing, and permanent supportive housing.
- Maintain permanent supportive housing for those who currently have it.
- Explore and pilot new models and best practices such as shared housing.
- Include options such as DC Flex and rental supports without services as appropriate.
- Provide year-round access to shelter for those who are experiencing homelessness.
 - Ensure sufficient beds in shelter and essential services that must include case management, security, and meeting basic needs.
 - Strengthen outreach and day drop-in centers to connect people sleeping outside and in unsafe places to shelter and services.
 - Create connections to address physical and mental health needs, identification documents, training, employment, etc.
- Improve coordination between DC government agencies and with homeless programs to efficiently and effectively provide housing, behavioral health, healthcare and employment services. Key agencies include: the Department of Human Services, the Department of Behavioral Health, the DC Housing Authority, and the Department of Employment Services.
 - Share and use data to understand the overlap with people served and services provided.
 - Explore ways for agencies to work together, including co-locating services in homeless programs.
 - Clearly communicate to clients and the community about how to access services.
- Maintain and expand homelessness prevention and diversion programs.
 - Utilize the Homelessness Prevention Program and Project Reconnect models to support all populations.
 - Partner with rental assistance programs and other legal and financial services for those at risk of homelessness.

Actions planned to enhance coordination between public and private housing and social service agencies:

The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. This system provides for continuous consultation and coordination between agencies. Development decisions DHCD coordinates project-level decision-making for affordable housing projects that submit proposals through a DHCD approved application process. The review panel considers overall resource constraints and recommends which projects should be funded. After thorough underwriting, the project manager presents findings to a loan committee, offering guidance to the Director on whether to approve funding.

Age-Friendly Task Force: The Age-Friendly DC Task Force is made up of community members and District Government cabinet members with extensive knowledge in at least one of the following subject areas: outdoor spaces and buildings, transportation, housing, social participation, respect, and social inclusion, civic participation and employment, communication and information, community support and health services, emergency preparedness, and resilience, and elder abuse, neglect, and fraud. The Task Force and subcommittees continue to meet regularly to track and monitor progress and streamline programs and services. Sustainable DC Interagency

Task Forces Ten interagency task forces were developed to provide a plan to make the city the healthiest, greenest, and most livable city in the United States. Partnership for Healthy Homes, a collaboration of multiple District agencies and private-sector partners, was fostered to focus on identifying homes containing children and a wide range of health and safety threats. Additional information on lead-based paint hazards can be reviewed in the SP-65 section of the Consolidated Plan.

DHCD staff will continue to work in cooperation with the Department of Human Services, and non-profit organizations to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

The District of Columbia Housing Authority also works with various agencies such as the Virginia Housing to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels.

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

Activities planned with respect to all federal and local funds expected to be available during the program year (including program income that will have been received before the start of the new program year) are guided by the principals, strategies, and goals established in the 20027-2031 5 Year Consolidated Plan. The, goals, strategies, and tools contained in this 20027-2031 5 Year Consolidated Plan provide a framework for the District to achieve a range of affordable housing options to serve a wide variety of housing needs, preserve and enhance its diversity, and contribute to a strong and stable economy.

**Community Development Block Grant Program
(CDBG) Reference 24 CFR
91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The District only uses HOME funds for those investments identified in 92.205. The types of investments we currently use are deferred payment loans for our homeownership program and loan guarantees for the finance development portfolio. We do not advance federal funds or undertake equity investments.

We do not use HOME to refinance existing debt. In multi-family developments using HOME priority is given to households earning 50% or less AMI. In all other HOME Activities, all households earning 80% or less of AMI are eligible to apply. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 is as follows: DHCD exercises recapture only in compliance with 92.254. When DHCD provides a deferred payment loan to a homebuyer participating in the Home Purchase Assistance Program (HPAP), Recapture provisions will be utilized under 24 CFR 92.254(a)(5)(ii)(A)(1), which is summarized below: The total amount of assistance is recaptured upon transfer of the property or upon the homebuyer's relinquishment of the use of the property as a principal residence within the Affordability Period under 24 CFR 92.254(a)(4) up to the net proceed, as described below, available from the sale. This requirement is established as a covenant in the loan documents executed at the settlement of the property. Net Sales Proceeds means all proceeds from such sale remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment, and the depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit. The affordability period is based upon the direct HOME subsidy provided to the homebuyer, enabling the homebuyer to purchase the unit. HOME program income used for immediate assistance to the homebuyer is included when determining the affordability period. A subsequent low-income purchaser of a HOME-assisted homeownership unit is permitted to assume the existing HOME loan and recapture the obligation entered into by the original buyer when no additional HOME assistance is provided to the subsequent homebuyer according to §92.254(a)(5)(ii). In cases where the subsequent homebuyer needs HOME assistance over the balance of the original HOME loan, the HOME subsidy (the direct subsidy as described in § 92.254) to the actual homebuyer must be recaptured. A separate HOME subsidy must be provided to the new homebuyer, and a new affordability period must be established based on that assistance to the buyer.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

A HOME written agreement is executed between all parties involved in purchasing all HOME funds used to acquire property. The HOME written agreement states the affordability period based on the HOME investment. DHCD has Administrative Issuances (AI) that explain the procedures in detail when HOME funds are applied to an affordable housing unit to ensure that the property remains compliant during the affordability period. In addition, there are recorded covenants with the exact number of years of affordability against all properties that receive federal funds.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

DHCD assists with creating or rehabilitating affordable housing with loans and grants to qualified developers and tenant associations to fund the construction and rehabilitation of homeownership units in the District. DHCD has

not refinanced debt with HOME funds but has done so with other funding sources. If DHCD decides to use HOME funds for refinancing, existing debt guidelines will be developed.

Emergency Solutions Grant (ESG)
Reference 24 CFR 91.220(l)(4)

Include written standards for providing ESG assistance (may include as an attachment)

The written standards are included as an attachment to this plan.

1. If the CoC has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry ensures that all people experiencing a housing crisis have fair and equitable access and are quickly identified, assessed for, and connected to housing and other services based on their strengths and needs. Coordinated Entry is a system that utilizes coordinated, comprehensive, and uniform assessment tools and practices to immediately respond to participant needs for housing services across the community. Coordinated Entry uses a locally designated population-specific assessment, a centralized data system, and a prioritization method. Coordinated Entry informs the Continuum of Care by gathering data and providing gap analysis and Coordinated Entry performance outcomes to ensure system accountability and inform change. Coordinated Entry, in Washington, DC, is referred to as Coordinated Assessment and Housing Placement (CAHP), and the vision of CAHP is to ensure that individuals and households at-risk of or experiencing homelessness will have an equitable and centralized process for timely access to appropriate resources, in a person-centered approach that preserves choice and dignity.

Our families system has a centralized intake process at Virginia Williams Family Resource Center. All other sub-populations (described below) intentionally utilize a de-centralized "no wrong door" approach, through a standardized process from initial engagement to housing placement. This system is designed to allow anyone who needs assistance to know where to obtain services, to be assessed in a standard and consistent way, and to connect with the housing services that best meet their needs. It ensures clarity, transparency, consistency, and accountability for participants experiencing homelessness, referral sources, and homeless service providers through the assessment and referral process. The system facilitates exits from homelessness to stable housing in the most rapid manner possible given available resources. Lastly, it ensures that participants gain access as efficiently and effectively as possible to the type of intervention most appropriate to their immediate and long-term housing needs. The District of Columbia is committed to the continuous improvement of the Coordinated Assessment and Housing Placement (CAHP) as a key strategy to ensure homelessness in the District is rare, brief and non-recurring. It facilitates the continued evolution and coordination of all components of the homeless service system toward ending homelessness.

Within the entire District's Coordinated Assessment and Housing Placement (CAHP) System, there are four defined CAHP subsystems that have separate entry points, diverse housing resources, and variations in assessment and prioritization processes. All subsystems offer referrals for long- or short-term housing and diversion.

Family: The Family CAHP Subsystem includes all households experiencing homelessness within the District of Columbia. A household is defined as a family consisting of at least one adult and one dependent. This includes households living in emergency shelters, family specific housing programs, unsheltered situations not meant for human habitation, or fleeing domestic violence.

Youth: The Youth CAHP Subsystem includes unaccompanied youth ages 18-24 (also called Transition Aged Youth (TAY)) at risk of or experiencing homelessness in the District of Columbia. This includes participants living in emergency shelters, youth specific housing resources, in an unsheltered situation not meant for human habitation, or fleeing domestic violence. Additionally, unlike the other subsystems, the Youth subsystem includes participants who are couch surfing or otherwise precariously housed.

Single Adults: The Single Adults CAHP Subsystem (I-CAHP) includes any unaccompanied participants over age 18 experiencing homelessness within the District of Columbia. This includes any combination of emergency shelter, transitional housing, locations outdoors not meant for human habitation, or fleeing domestic violence.

Veterans: The Veterans CAHP Subsystem includes any participant or household who has served in the US Military in any capacity or branch of service, regardless of how long they served or their discharge status at risk of or experiencing homelessness. This includes Veterans who did not finish basic training, who served in the military for training purposes only or were never activated, and those that served in the Reserves or National Guard.

2. The DHS is the recipient of ESG funds for the District, consults with the District's CoC on ESG allocation as well as the evaluation of sub-recipients.

- Since FY 2012, ESG has been used primarily to support prevention, emergency shelters, and rapid rehousing activities. This allocation is publicly vetted and affirmed as part of the annual process for establishing the District of Columbia's budget. For example, comments received from ICH members at the ICH Engagement Sessions specific to the Mayor's FY27 Proposed Budget signal strong support for funding more services in single adult shelters and rapid rehousing for single adults.
- The ESG program is administered by DHS so there is not a subrecipient. ESG funds are used to support Case Management services to clients assigned to two of our RRH-I programs. Additionally, ESG funds are used to supply meals at 801 East Men's Lows Barrier Shelter provide by Henry's Soul Cafe. Since these providers do not make programmatic decisions or determine eligibility, they are considered contractors and not subrecipients.

As required by HUD, the District regularly engages individuals currently experiencing homelessness as well as formerly homeless individuals. The District's Interagency Council on Homelessness has monthly meetings with their Consumer Engagement Workgroup and Youth Action Board, as well as having representatives with lived experience represented in each ICH committee meeting and workgroup meeting. Additionally, the ICH has designated spots for individuals with lived experience of homelessness on the board – ensuring the voice of those

with lived experience is included in program development, program improvement, and strategic planning across the District. Participation of homeless or formerly homeless individuals is written into the District code that established the ICH: <https://code.dccouncil.us/us/dc/council/code/sections/4-752.01> (see (b)(5)).

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

The ESG program is administered by DHS so there is not a subrecipient. The Rapid Re-Housing Case Management funded by ESG is provided by two service providers who provide case management to our RRH-I clients. Additionally, DHS utilizes ESG funding to supply meals provided by Henry's Soul Cafe to individuals staying at the 801 East Men's Low Barrier Shelter. Since these providers do not make programmatic decisions or determine eligibility, they are considered contractors and not subrecipients.

The District is the state-level recipient of ESG funds

However, it meets the requirements of 24 CFR 576.405(a) through the Interagency Council on Homelessness (ICH, which is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders) that come together to inform and guide the District's strategies and policies for meeting the needs of individuals and families who are homeless or at imminent risk of becoming homeless in the District. In 2021, ICH published Homeward DC 2.0 (2021-2025), the second iteration of the District's strategic plan to make homelessness rare, brief and non-reoccurring in the District. The ICH is currently in the process of developing the third iteration of this plan.

4. Describe performance standards for evaluating ESG.

Performance standards for Rapid Re-housing are aligned with the CoC standards and include the percent of participants increasing income while in permanent housing and the percent of recipients maintained in permanent housing. We will also track the number of meals provided to clients in shelter, the goal is to ensure meals are offered to 100% of clients during their shelter stay.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

Housing Trust Fund (HTF)

Distribution of Funds

Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

Per 24 CFR §93.2, DHCD will award national HTF (“HTF”) funds to applicants meeting the definition as stated in the rules:

“Recipient means an organization, agency, or other entity (including a public housing agency, a for-profit entity, or a nonprofit entity) that receives HTF assistance from a grantee as an owner or developer to carry out an HTF-assisted project. A recipient must:

1. Make acceptable assurances to the grantee that it will comply with the requirements of the HTF program during the entire period that begins upon selecting the recipient to receive HTF funds and ends upon the conclusion of all HTF-funded activities.
2. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity.
3. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used with HTF funds to ensure compliance with all applicable requirements and regulations of such programs.
4. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to:
 - a) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development; or
 - b) Design, construct, rehabilitate, and market affordable housing for homeownership.
 - c) Provide forms of assistance, such as down payments, closing costs, or interest rate buydowns for purchasers.

Describe the jurisdiction’s requirements for eligible recipients applying for HTF funds.

DHCD will accept and consider eligible development proposals from all applicants that meet this definition and any additional requirements of a recipient under 24 CFR §93.2. Upon application, eligible recipients shall meet the threshold requirements provided in DHCD’s current Consolidated RFP, including the following Threshold Eligibility Requirements:

1. Having an eligible project type shall produce or preserve affordable housing.
2. At least 5 percent of Production units must be Permanent Supportive Housing (PSH) units, which is defined under DC Official Code §4-751.01-28 as “Supportive housing for an unrestricted period for individuals and families who were once homeless and continue to be at imminent risk of homelessness, including persons with disabilities as defined in 24 CFR §582.5 for whom self- sufficient living may be unlikely and whose care can be supported through public funds”.
3. Control of the proposed site.
4. Compliance with the zoning requirements.
5. Provide a Development Budget and Operating Pro forma that meets DHCD’s underwriting standards.
6. Financing letters from other perspectives, lenders, and investors.
7. Financial information for operational projects (this is a Threshold Requirement in the Consolidated RFP for rehabilitation (or Preservation) projects only; it does not apply to HTF funds, which will only be available to new construction projects).

A development team that includes an owner, developer, development consultants (if applicable), an architect, general contractor, construction manager (if applicable), management agent, and supportive services provider (for PSH units) that are not debarred from receiving federal or District funding and collectively demonstrate the financial.

1. An appraisal that includes the values for the property “as-is,” “as-built” with restrictive rents, and “as-built” with free rents.
2. A market study
3. A Phase I Environmental Site Assessment.
4. Architectural plans and cost estimates.
5. The project must meet designed and constructed by the Green Building Act of 2006, DC Official Code §§6–1451.01, et seq.

A relocation and anti-displacement strategy (this is a Threshold Requirement in the Consolidated RFP for occupied properties, but it does not apply to HTF funds, which will only be available to new construction projects):

1. An indication of compliance with the Rental Housing Act (DC Official Code §§42- 3501.01, et seq.), the Tenant Opportunity to Purchase Act of 1980 (DC Official Code §§42–3404.01, et seq.), and all other compliance and monitoring requirements; and
2. A year 15 plan for projects that will use Low Income Housing Tax Credit financing.

In addition to meeting the above threshold requirements, applicants shall:

1. Include a description of the eligible activities to be conducted with HTF funds and demonstrate that projects can be completed within the five years this Plan covers.
2. Explain management practices related to leasing to homeless households or persons with special needs; and
3. Certify that eligible activities assisted with HTF funds will comply with the HTF requirements.

Describe the selection criteria the jurisdiction will use to select applications submitted by eligible recipients.

Applicants that meet all Threshold Eligibility Requirements are then scored according to the current RFP scoring criteria, further evaluating the project team's technical and financial capacity to meet the recipient requirements of 24 CFR §93.2.

Describe the jurisdiction's required priority for funding based on geographic distribution, which describes the state's geographic areas (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

HTF funds will be available District-wide to ensure affordable housing goals are achieved.

Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities promptly.

The description can be found in the attached HTF allocation plan.

Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

All HTF funds will be used to benefit Extremely Low Income (ELI) households, households earning 30% or less AMI. The allocation of the HTF funds among projects will be consistent with the Priority Needs to be stated in the Strategic Plan detailed in the Consolidated Plan without limitation or preference be applied to a particular segment of the ELI population.

Describe the jurisdiction's required priority for funding based on the project's financial feasibility beyond the required 30-year period.

Details are listed in the attached HTF allocation plan.

Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

1. Transit Proximity: projects within 1/2 a mile of a Metro station or DC Streetcar stops.
2. Economic Opportunity Targeting: points awarded for projects based on location. DHCD seeks to create more affordable housing in high-opportunity neighborhoods with characteristics such as low crime, low poverty, and access to high-quality schools and jobs. Another goal of this point prioritization is to disperse the District's affordable housing supply more equitably across neighborhoods and Wards and provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty areas. Projects requesting HTF funds will be scored against DHCD's RFP. A map and breakdown of the points are included in the attachments.
3. R/ECAP: Full points will be awarded to projects not located in a HUD-designated Racially or Ethnically Concentrated Area of Poverty (R/ECAP).

Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

HTF financing will be distributed District-wide based on the need for rental housing across the jurisdiction. DHCD will distribute HTF funding in a manner that affirmatively furthers fair housing. DHCD's RFPs included prioritization scoring points for projects that would advance economic integration at the neighborhood level.

Describe the jurisdiction's required priority for funding based on the extent to which the application uses non-federal funding sources.

DHCD awards preference points for the use of alternative financing sources that reduce public investment in the project, including tax credit equity, conventional debt, and private grants. In mixed-income buildings, applicants may use surplus cash flow from market-rate units to cross-subsidize the affordable units and improve their leverage ratio.

Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

Yes. See the HTF Allocation Plan

Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

Yes. See the HTF Allocation Plan

Performance Goals and Benchmarks

The jurisdiction has met the requirement to provide for performance goals consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2) by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

HTF currently allocates approximately \$2,700,000 per year exclusively for ELI housing and is estimated to invest over \$15,500,000 in housing development, within the FY2022-FY2026 Consolidated Plan cycle. Given the cost to produce housing restricted to households earning less than 30 percent AMI, the District could only support between 1 and 3 small projects annually. However, DHCD expects to leverage funds from other sources available in the Consolidated RFP to meet and exceed the District's goal to set aside at least 40 percent of its local funds for ELI households.

DHCD evaluated past project proposals that leveraged 4-percent low-income housing tax credits. Average requests from projects with units at 30-percent AMI average at \$146,000. Most projects funded with 30-percent AMI units have been new construction instead of substantial rehabilitation, which drove the weighted average higher. HTF funds will only be used for new construction. Assuming these construction costs continue and DHCD uses all \$300,000 eligible for administrative expenses, \$2.7 million per year would produce between 18 and 19 units annually, restricted to 30 percent of the area median income.

Rehabilitation Standards

The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's standards must be detailed to determine the required rehabilitation work, including methods and materials. The measures may refer to applicable codes or establish requirements that exceed the minimum requirements of the regulations. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction does not use HTF funds for housing rehabilitation, enter "N/A."

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

N/A, HTF funds will be restricted to the new construction of affordable housing.

Resale or Recapture Guidelines

Below, the jurisdiction must enter (or attach) a description of the guidelines used for resale or recapturing HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A."

N/A: At this time, the District does not intend to use HTF for homebuyer projects. Should that change, the District will use the recapture method outlined in our Resale/Recapture guidelines.

HTF Affordable Homeownership Limits

Suppose the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD. In that case, it must determine 95 percent of the median area purchase price and set forth the information by §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A."

N/A: Currently, the District does not intend to use HTF for homebuyer projects. Should that change, the District will use the HTF affordable homeownership limits for the District as provided by HUD.

Limited Beneficiaries or Preferences

Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

N/A: Currently, the District does not intend to limit the beneficiaries or give preferences to a particular segment of the extremely low or very low-income population to serve unmet needs using HTF funds. Should that change, the District will follow its Citizen Participation Plan and amend the HTF Allocation Plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give choices to students. The jurisdiction may permit rental housing owners to limit tenants or provide a preference by § 93.303 if such limitation or preference is described in the action plan.

N/A

Refinancing of Existing Debt

Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction does not refinance existing debt, enter "N/A."

N/A: Currently, the District does not intend to use HTF funds to refinance existing debt. Should that change, the District will follow its Citizen Participation Plan and amend the HTF Allocation Plan.

Discussion:

Congress established the HTF through the Housing and Economic Recovery Act of 2008. The National Housing Trust Fund (HTF) is a federal affordable housing production program that will complement existing District efforts to increase the supply of affordable housing for ELI households, including individuals and families experiencing homelessness and families and persons living with special needs.

On January 30, 2015, the US Department of Housing and Urban Development (HUD) published an Interim Rule that guides the implementation of the HTF by the states. HUD plans to issue a final rule for the HTF after states and the District have experienced administering the program and can offer comments regarding the initial implementation.

In years when total national funding is less than \$1 billion, 100 percent of each state's allocation must benefit households at or below the meager federal income (ELI) level, which is 30 percent of Area Median Income (AMI), or families with income below national poverty level, whichever is greater. In the District, the federal poverty level is lower than the federal ELI; therefore, HTF will serve households earning 30% or less of the national ELI level.

Given the requirements of the program and the need for rental housing affordable to ELI households in the city, the District will use HTF program funds to develop newly constructed Permanent Supportive Housing, as defined below, for homeless individuals and families consistent with the Priority Needs and the Strategic Plan's Goals laid out in the District's Consolidated Plan.

The District's HTF funding will be blended with other federal and local funding resources, including Project-Based Rental Assistance, to finance properties that include these units. The terms of competitive solicitations may specify deeper targeting and lower maximum rents for HTF units than those in the federal Interim Rule.

Resource Guide

The **five-year Consolidated Plan (Con Plan)** is a strategic planning document required by the U.S. Department of Housing and Urban Development (HUD) from communities receiving federal formula grants for housing and community development.

- **Consolidated Plan (Con Plan):** A planning and application document that outlines a grantee jurisdiction's (state, county, or city) community development and housing priorities, needs, and multi-year goals over a three to five-year period. It describes how the jurisdiction will use federal funds to benefit low- and moderate-income residents and address specific needs like homelessness and supportive services for persons with disabilities or HIV/AIDS.
- **Grant Programs:** The Con Plan process is a condition of receiving funds from several HUD formula grant programs, including:
 - **Community Development Block Grant (CDBG):** Funds for community development, public facilities, and infrastructure improvements.
 - **HOME Investment Partnerships Program (HOME):** Funds for increasing and preserving affordable housing.
 - **Housing Opportunities for Persons with AIDS (HOPWA):** Funds for housing and supportive services for people with HIV/AIDS and their families.
 - **Emergency Solutions Grants (ESG):** Funds for meeting the needs of persons experiencing homelessness or at-risk of becoming homeless.
- **Citizen Participation:** An essential component of the Con Plan process, involving community outreach, public meetings, surveys, and collaboration with local non-profits and private entities to gather input and determine top community needs.
- **Annual Action Plan:** A concise, one-year plan that details the specific actions, activities, and resources to be used each program year to address the priority needs identified in the overarching five-year Con Plan.
- **Consolidated Annual Performance and Evaluation Report (CAPER):** A required annual report where grantees report on their accomplishments and progress toward the goals established in the Con Plan for the prior year.

Rehabilitation:

- Work undertaken to preserve and improve existing residential structures for use as affordable housing for households earning less than 80% of AMI. Rehabilitation may include acquisition, construction hard costs, soft costs, financing costs, and green energy improvement costs necessary to return the property to code, improve energy performance, and ensure long-term affordability.

- **Preservation: Affordable Housing:** A strategic goal category focused on maintaining the existing affordable housing supply through rehabilitation and ongoing support (e.g., subsidies, maintenance) to ensure units remain safe, accessible, and affordable over time.
- **Rehabilitation Project Costs:** All eligible direct and indirect costs associated with the preservation and rehabilitation of housing units, including acquisition, rehabilitation construction, soft costs, and similar activities consistent with the Con Plan's goals and HUD program requirements.
- **HUD Program Compliance Note:** When rehabilitation is funded by HUD entitlement programs (such as CDBG or HOME), all work must comply with applicable HUD property standards, national objectives, and reporting rules.

Components

- **Needs Assessment (NA):** An evaluation of the housing and community development needs of the community, focusing on low- and moderate-income residents.
- **Market Analysis (MA):** An analysis of the housing market, including supply, demand, and condition of housing. Recent requirements also include assessments of **Broadband Needs** and **Hazard Mitigation**.
- **Citizen Participation Plan:** A mandated process to ensure community outreach, public hearings, and input from residents, especially those in low-income areas.
- **eCon Planning Suite:** The digital toolkit and templates provided by HUD for jurisdictions to create and submit their plans electronically through the Integrated Disbursement and Information System (IDIS).